

13899

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. TITUS AND FREDIA J. TITUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID M. WHITLEY AND CRISTEL J. WHITLEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

ATTACHED

Subject to Trust Deed to Klamath First Federal Savings and Loan, William Sismore, Trustee, dated March 3rd, 1982, Recorded State of Oregon, County of Klamath, March 3, 1982, Vol. M82, Mtge Records, Page 2701.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted or record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of July, 1982; if a corporate grantor, it has caused its name to be signed and seal/affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

James R. Titus
Fredia J. Titus

STATE OF OREGON,

County of Klamath

July 23, 1982

} ss.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Notary Public for Oregon

My commission expires: 3/20/85

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David Whitley
5479 Old Midland Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David Whitley
5479 Old Midland Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/tile/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

9474

DESCRIPTION

A portion of Lot 6 of the "400 Subdivision" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400 Subdivision", thence S 89° 34' E, 35 feet to the true point of beginning, thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 742 feet more or less to the Westerly right of way line of the Southern Pacific Railroad, thence along said right of way line S 36° 30' E, 573 feet more or less to the Southeast corner of said Lot 6, thence N 89° 34' W, 1055 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 26 day of July A.D. 19 82 at 10:17 o'clock A.M.

duly recorded in Vol. M 82, of Deeds on a 9473

Fee \$8.00

By Evelyn Biehn, County Clerk