

30716

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Paul F. Titus and Judith A. Titus, Husband and Wife

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James H. Fletcher, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED;
"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

'83 NOV 17 PM 3 05

(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 SET FORTH ON THE REVERSE OF THIS DEED, OR 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 \$ 50,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (The sentence between the symbols ②, 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 14 day of November, 1983; 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)

Paul F. Titus
Paul F. Titus
Judith A. Titus
Judith A. Titus

STATE OF OREGON, }
County of Klamath } ss.
November 14, 19 83

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

Personally appeared the above named Paul F. Titus and Judith A. Titus

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

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: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Paul F. Titus and Judith A. Titus

GRANTOR'S NAME AND ADDRESS
James H. Fletcher
733 Mt. Pitt Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Per Grantee
NAME, ADDRESS, ZIP

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

No Change
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

21508

19770

DESCRIPTION

PARCEL 1:
The Easterly 19 feet of Lots 7 and 8 in Block 13 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:
Lot 9 in Block 13 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 10, 1956 in Volume 12, page 250 Miscellaneous Records of Klamath County, Oregon, and amendment thereto, recorded July 7, 1959 in Volume 314, page 80, Deed Records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: December 29, 1978
Recorded: June 4, 1979
Volume: M79, page 356, Microfilm Records of Klamath County, Oregon
Amount: \$42,750.00
Grantor: Paul F. Titus and Judith A. Titus, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association
Said Trust Deed buyers agree to assume and pay in full.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 17th day of Nov. A.D. 19 83
at 3:05 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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By EVELYN BIEHN, County Clerk
By Sam Smith, Deputy,
Fee 8.00 —