

30785

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. DE BUDGE and JANIS MARIE DE BUDGE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL F. TITUS and JUDITH A. TITUS, husband and wife

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:

Lot 1 in Block 14 of HOT SPRINGS 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, ALSO that portion of vacated Upham Street which inurred thereto.

MOUNTAIN TITLE COMPANY INC.

(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 those of record and apparent on the land,

and that 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 \$ 58,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th 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)

William E. De Budge

Janis Marie De Budge

Janis Marie De Budge

STATE OF OREGON, } ss.
County of Klamath
November 18, 19 83

Personally appeared the above named William E. De Budge and Janis Marie De Budge and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Anda Helle*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/85

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

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 _____, a corporation, 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)
Notary Public for Oregon
My commission expires: _____

WILLIAM E. DE BUDGE & JANIS MARIE DE BUDGE

GRANTOR'S NAME AND ADDRESS
PAUL F. TITUS & JUDITH A. TITUS
1218 Crescent
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

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/rec'd number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

19893

[illegible]

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

on this 18th day of Nov. A.D. 19 83
at 4:30 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 19892
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00