

OK

88332

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SHIELD CREST, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. TITUS AND FREDIA J. TITUS, husband and wife, 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:

Lots 1 and 2 Block 2, Tract No. 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

Subject to easements and rights of way 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 \$ 32,000.00.

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 ①, 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 17th day of June, 1988; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

SHIELD CREST, INC.

BY:

Robert E. Cheyne
Helen J. Cheyne

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
June 17, 1988

Personally appeared Robert E. Cheyne and Helen J. Cheyne 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 Shield Crest Inc.

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:

Debra Buckingham

Notary Public for Oregon

My commission expires: 12-19-88

(If executed by a corporation, affix corporate seal)

Shield Crest, Inc.

GRANTOR'S NAME AND ADDRESS

James R. & Fredia J. Titus

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. James R. Titus
8705 Reeder Rd.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Mr. & Mrs. James R. Titus
8705 Reeder Rd.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

Klamath) ss.
County of

I certify that the within instrument was received for record on the 17 day of June, 1988, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M.88 on page 9403 or as fee/title/instrument/microfilm/reception No.88332, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

NAME County Clerk TITLE

fee 8.00

By George J. Cash Deputy

200 JUN 17 PM 3 35