



## WARRANTY DEED

#03041004

AFTER RECORDING RETURN TO:

JEFFERY S. TITUS  
10616 HIGHWAY 66  
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JACK VERNE DOW hereinafter called GRANTOR(S), convey(s) to  
JEFFERY S. TITUS, A MARRIED MAN hereinafter called GRANTEE(S),  
all that real property situated in the County of Klamath, State  
of Oregon, described as:

AS PER EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.....

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."



and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$52,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of February, 1994.

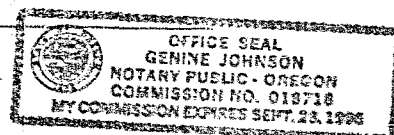
Jack Verne Dow  
JACK VERNE DOW

STATE OF OREGON, County of Klamath)ss.

On this 17th day of February, 1994,

Personally appeared the above named JACK VERNE DOW and  
acknowledged the foregoing instrument to be his voluntary act  
and deed

Before me: Genine Johnson  
Notary Public for Oregon  
My Commission Expires: 9/28/96



## EXHIBIT "A"

The SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian bears West 1809.09 feet distant; thence North 25 degrees 48' West 660.38 feet to the Southerly line of the Ashland-Klamath Falls Highway; thence along said line North 67 degrees 48' East 244.20 feet; thence South 25 degrees 22' East 761.00 feet; thence Westerly along Section line 265.06 feet to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to George William Dow and Georgia Joanne Dow in Quitclaim Deed recorded June 22, 1984 in Book M-84 at Page 10532.

CODE 20 MAP 3908-28D0 TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 23rd day  
of Feb A.D., 19 94 at 10:48 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 5931.

Evelyn Biehn County Clerk

By *Pauline Miller*

FEE \$35.00