

13297

BARGAIN AND SALE DEED

Vol. 96 Page 4067

KNOW ALL MEN BY THESE PRESENTS, That James R. Titus, as Trustee for the James R. Titus Revocable Trust dated 3/24/94 and Fredia J. Titus, as Trustee, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Titus Enterprises, Inc. hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

*of the Fredia J. Titus Revocable Trust dated 3/24/94

Lot 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.

Tract No. 6 of "400" Subdivision, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

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 12 day of February, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James R. Titus, Trustee
Fredia J. Titus, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 12, 1996, by ~~James R. Titus~~ Fredia J. Titus, Trustee

This instrument was acknowledged before me on 19, by as



Sue Nova

Notary Public for Oregon
My commission expires June 8, 1999

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Titus Enterprises, Inc.
c/o 9217 Greenbrier Dr.
Klamath Falls OR 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
same as above

SPACE RESERVED
FOR
RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

Y0001 2000-1-17-10V

CHIEF CLERK Klamath

4068

STATE OF OREGON,

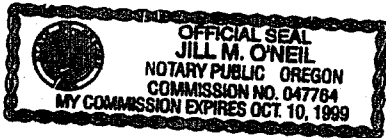
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 13th day of February, 19 96,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named James R. Titus, Trustee

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that..... he..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Jill M. O'Neil
Notary Public for Oregon
My commission expires 10/10/99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title
of Feb A.D., 19 96 at 10:38 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 4067

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline Mullendore