FORM No. 723 - BARGAIN AND SALE DEED (Individual or Corporate) BARGAIN AND SALE DEED 4067 畿 Volm<u>96</u>Page L3297 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, thereinafter 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 ofKlamath, 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. 96 . FEB -13 . AIO :38 (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 part of the 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______, 19.96.; if a corporate grantor, it has caused its name to be signed and its seal at fixed by an afficer or other person duly author-Invelie He had the had ized 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. James R. TITUS; Trustee BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACOURING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY Fredia J. Trustee PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30300 OBS 30930 Klamath This instrument was acknowledged before me on _____ February 12, ____, 19.96, STATE OF OREGON, County of This instrument was acknowledged before me on by as . OFFICIAL SEAL OU. NOTARY PUBLIC - OREGON Notary Public for Oregon COMMISSION NO. 044490 AY COMMISSION EXPIRES JUNE 08, 1999 My commission expires June 8, 1999 STATE OF OREGON, SS. County of I certify that the within instru-Grantor's Name and Addre ment was received for record on the day ox...... 19....... atM., and recorded SPACE RESERVED in book/reel/volume No.....on ************************ FOR Grantee's Name and Address page or as fee/file/instru-RECORDER'S USE After recording return to (Nome, Address, Zip): ment/microfilm/reception No....., Titus Enterprises, Inc. Record of Deeds of said County. c/o 9217 Greenbrier Dr. Witness my hand and seal of Klamath Falls OR 97603 County affixed. Until requested otherwise send all tax statements to (Name, Address, Zip): same as above TITLE NAME Deouty By

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STATE OF OREGON,	
	FORM No. 23-ACKNOWLEDGMENT.
County of Klamath	Stevens-Ness Law Publishing Co. NI Portland, OR 97204 © 1992
BE IT REMEMBERED That an it 13th	
BE IT REMEMBERED, That on this 13th before me, the undersigned, a Notary Public in and for th named James R. Titus, Trustee	. day of February 19.96
named James R. Titus, Trustee	e State of Oregon, personally appeared the within
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known to me to be the identical individual described acknowledged to me thatheexecuted	in and who provide 1 if
acknowledged to me that heexecuted	the same freely and voluntarily
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OFFICIAL SEAL JILL M. O'NEIL	HEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.
V GUMMESSIAM OD DA7704 72	in a lo un year last above written.
MY COMMISSION EXPIRES OCT. 10, 1999	fill TVI. () VIII
My c	ommission expires
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Filed for record at request ofKlamath County Title	
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