

15415

## WARRANTY DEED

1/21 MILE Page 8384  
MTC 37675RR

'96 MAR 26 P3:52

JAMES G. GALE & CONNIE M. GALE, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:

VICKI LYNN TITUS,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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.

The true and actual consideration for this conveyance is \$ 54,500.00.

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

Dated this 25 day of March, 1996

James G. Gale  
JAMES G. GALE

Connie M. Gale  
CONNIE M. GALE

## NOTARY ACKNOWLEDGEMENT

STATE OF WASHINGTON

ss.

March

1996

COUNTY OF Spokane

Personally appeared the above named James G. Gale & Connie M. Gale

JAMES G. GALE & CONNIE M. GALE

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Mary C. Gondo

Notary Public for WASHINGTON

My commission expires 6/99



(seal)

ESCROW NO. MTC 37675RR

Return to:

VICKI LYNN TITUS

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**8385**

All of Lot C and that portion of Lot B adjoining said Lot C of the "Supplemental plat of Lots 6, 7, and 8 Block 67; Lots 1, 2, and 3, Block 68 and Lots 1, 2, and 5, Block 69 of NICHOLS 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, more particularly described as follows:

Beginning on the South line of Upham Street at its intersection with the line between Lots B and C aforesaid; thence East and Southeasterly and following the said line of Upham and the Westerly line of Eleventh Street 27.85 feet, more or less, to a point 27.85 feet from the most Easterly corner of Lot B aforesaid; thence on a direct line to the most Southerly corner of said Lot B; thence North on the line between Lots C and B aforesaid to the point of beginning, all being in Block 69 of the Supplemental Plat of Block 69, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day  
of March A.D., 19 96 at 3:52 o'clock P M., and duly recorded in Vol. M96,  
of Deeds on Page 8384.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
By [Signature]