

KLAMATH COUNTY TITLE COMPANY

K-48954

STATUTORY WARRANTY DEED (Individual or Corporation)

JAMES R. TITUS AND FREDIA J. TITUS, TRUSTEES OF JTF ENTERPRISES

conveys and warrants to RONALD H. KROOP AND KATHY L. KROOP, husband and wife . Grantor.

the following described real property in the County of Klamath and State of Oregon. . Grantee.

Lot 2 in 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.

Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 page 4256, records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030).

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.

DATED this 18th day of March 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

JAMES R. TITUS, TRUSTEE

JAMES R. TITUS, INDIVIDUALLY

Fredia J. Titus, Trustee
FREDIA J. TITUS, TRUSTEE
Fredia J. Titus
FREDIA J. TITUS, INDIVIDUALLY

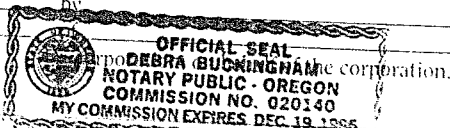
STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me
this 21 day of March 19 96
by James R. Titus and Fredia J. Titus

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and _____

Notary Public for Oregon
My commission expires: 12-19-96



STATE OF OREGON.
County of Klamath ss.

After recording return to:
RONALD J. AND KATHY L. KROOP
629 N 3RD
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

Filed for record at request of:

Klamath County Title Company

on this 27th day of March A.D. 19 96
at 3:23 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 8528

Bernetha G Letsch, County Clerk

By Cheryl Quenneville

Deputy.

Fee, \$30.00