

97 AUG 29 A9:01

WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046609

AFTER RECORDING RETURN TO:
Mr. Jeffery S. Titus5630 HARLAN
KIAMATH FALLS, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 29th day of August A.D., 1997
at 9:01 o'clock A.M. and duly recorded
in Vol. M97 of Deeds Page 28375

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.ROBERT P. KINGZETT AS INDEPENDENT SPECIAL TRUSTEE OF THE
BERNIECE L. CATE CHARITABLE REMAINDER UNITRUST TRUST U/T/A
DATED NOVEMBER 15, 1996, hereinafter called GRANTOR(S),
convey(s) to JEFFERY S. TITUS, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:Lot 8 in the Resubdivision of Lots 49 and 50, HOMEDALE, in the
County of Klamath, State of Oregon.

Code 41, Map 3909-11DA, Tax Lot 900

5 "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, 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
\$78,000.00.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 26th day of August, 1997.THE BERNIECE L. CATE CHARITABLE REMAINDER
UNITRUST TRUST U/T/A DATED NOVEMBER 15, 1996BY: Robert P. Kingzett, INDEPENDENT SPECIAL TRUSTEE
ROBERT P KINGZETT AS INDEPENDENT SPECIAL TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On August 26, 1997, personally appeared Robert P. Kingzett as
Independent Special Trustee of the Berniece L. Cate Charitable
Remainder Unitrust Trust U/T/A Dated November 15, 1996.Harlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001