

73995

PERSONAL REPRESENTATIVE'S DEED

Vol. 1199 Page 3831

THIS INDENTURE Made this 27th day of January, 1999, by and between JAMES R. TITUS the duly appointed, qualified and acting personal representative of the estate of PHILLIP A. TITUS

JAMES R. TITUS AND FREDIA J. TITUS, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY deceased, hereinafter called the first party, and hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 4, in BLOCK 5 of TRACT 1000, SECOND ADDITION TO SUNSET VILLAGE, 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 second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 124,502.50

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): the whole

IN WITNESS WHEREOF, the first party has executed this instrument, if first party is a corporation, it has caused its name to be signed and its seal, if any, 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.

JAMES R. TITUS

Personal Representative of the Estate of PHILLIP A. TITUS Deceased.

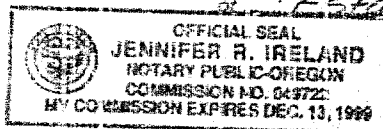
NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of JACKSON, ss.

This instrument was acknowledged before me on _____, 19____,

by JAMES R. TITUS This instrument was acknowledged before me on 1-27, 1999

as Personal Representative of Estate of Phillip A. Titus



Jennifer R. Ireland Notary Public for Oregon
My commission expires 12-13-99

JAMES R. TITUS, PERSONAL REP
ESTATE OF PHILLIP A. TITUS

Grantor's Name and Address
JAMES R. TITUS
FREDIA J. TITUS

Grantee's Name and Address
After recording return to (Name, Address, Zip):
JACKSON COUNTY TITLE DIVISION
1175 E. McAndrews
Medford, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):
No change

SPACE RESERVED
FOR
RECORDING'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of February, 1999, at 11:38 o'clock A.M., and recorded in book/real/volume No. 1599 on page 3831 and/or as fee/file/instrument/microfilm/reception No. 73995, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk

By Kathleen Rosa, Deputy