

MTJ 47791
JACKSON COUNTY TITLE

Vcl M88 Page 16219
8679211

90 MT 29 P302 DIVISION OF OREGON TITLE INSURANCE COMPANY
502 W. Main Street (P. O. Box 218) Medford, OR 97501 (541) 779-2811

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

JAMES R. TITUS and FREDIA J. TITUS

hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor
paid by

TIMOTHY J. TITUS

hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the
said Grantee and Grantee's heirs, successors and assigns, that certain real property
with the tenements, hereditaments and appurtenances thereunto belonging or appertain-
ing, situated in the County of Jackson , State of Oregon, described as follows
to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors
and assigns forever.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and
their assigns, that Grantor is lawfully seized in fee simple of the above granted
premises, free from all encumbrances, EXCEPT
Covenants, conditions, restrictions, reservations, rights and rights of way now of
record on the subject property.

and that 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.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars
is \$ 130,000.00

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 individuals and
to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of
April, 1999.

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 APPRO-
PRIATE 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."

JAMES R. TITUS

FREDIA J. TITUS

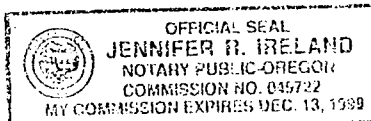
STATE OF OREGON
COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 27 day of April, 1999,
by

JAMES R. TITUS and FREDIA J. TITUS

Notary Public for Oregon
My commission expires 12/13/99

Mail Tax Statements to:
Grantee:
3878 CORONADO WAY
KLAMATH FALLS OR 97603



85702j1

16220

EXHIBIT A

Lot 1 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.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29TH day
of APRIL A.D. 1999 at 3:32 o'clock P. M. and duly recorded in Vol. M99
of _____ NEEDS on Page 16219

FEE 35.00

by Linda Smith County Clerk