

MTC 47791  
JACKSON COUNTY TITLE

Vol. M88 Page 16219  
8679211

90 11 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 appertaining, 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.

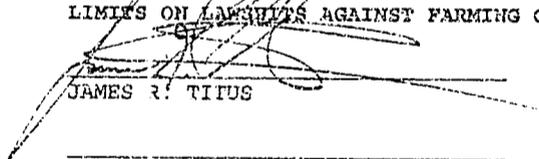
and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

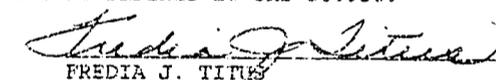
THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ 130,000.00

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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWFULS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

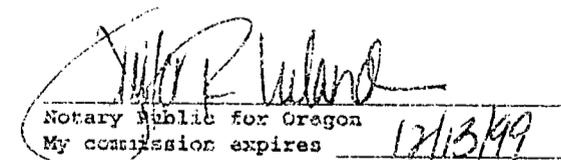
  
JAMES R. TITUS

  
FREDIA J. TITUS

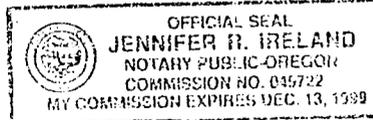
STATE OF OREGON Jackson  
COUNTY OF

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



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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  
Linda Smith, County Clerk