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99 MAY -5 AIO:17

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Vicki L. Titus  
1030 Upham  
Klamath Falls, OR 97601  
Grantor's Name and Address  
Sascha Titus, Allan P. Melius  
4924 SW 59th Ave  
Portland, OR 97221  
Grantee's Name and Address  
Any recording, return to (Name, Address, Zip):  
Sascha Titus, Allan P. Melius  
4924 SW 59th Ave  
Portland, OR 97221  
Until recorded otherwise, send all tax statements to (Name, Address, Zip):  
Sascha Titus, Allan P. Melius  
4924 SW 59th Ave  
Portland, OR 97221

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath ge  
 Recorded May 5, 1999, at 10:17 AM u-  
 at the referenced page, Vol. M99.  
 Linda Smith, County Clerk ty  
 Fee \$ 30.00

By Linda Smith TITLE  
 Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Vicki L. Titus

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Sascha Titus, Allan Melius

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

All of Lot C and that portion of Lot B adjoining said Lot C of the "Supplemental plat of Lots 6, 7, and 8 Block 67; Lots 1, 2, and 3, Block 68 and Lots 1, 2, and 5, Block 69 of NICHOLS ADDITION to the city of Klamath Falls", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning on the South line of Upham Street at its intersection with the line between Lots B and C aforesaid; thence East and Southeasterly and following the said line of Upham and the Westerly line of Eleventh Street 27.85 feet, more or less, to a point 27.85 feet from the most Easterly corner of Lot B aforesaid; thence on a direct line to the most Southerly corner of said Lot B; thence North on the line between Lots C and B aforesaid to the point of beginning, all being in Block 69 of the Supplemental Plat of Block 69, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): no exceptions

and that grantor will warrant and forever defend the 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 \$ \_\_\_\_\_ . However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.010.)

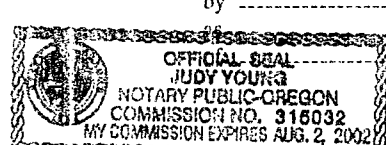
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 5th day of MAY, 1999, if grantor 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Vicki L. Titus

STATE OF OREGON, County of Klamath ss.  
 This instrument was acknowledged before me on MAY 5th, 1999  
 by Vicki L. Titus  
 This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
 by \_\_\_\_\_



Judy Young  
 Notary Public for Oregon  
 My commission expires 8-2-00