

Aspen Title
#01049580

NS

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SASCHA TITUS

STATE OF OREGON,
County of _____ } ss.

Grantor's Name and Address
ALLAN MELIUS

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

ALLAN MELIUS
4924 SW 59th Ave
Portland, OR 97221

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Allan Melius
4924 SW 59th Ave
Portland, OR 97221

NAME _____ TITLE _____

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that SASCHA TITUS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALLAN MELIUS

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of 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:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ LOVE & AFFECTION. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

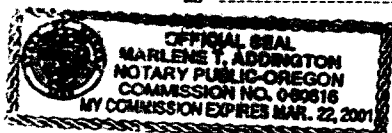
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of June, 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.

SASCHA TITUS

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on June 10, 1999,
by Sascha Titus
This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Marlene T. Adlington
Notary Public for Oregon
My commission expires 3-22-01

EXHIBIT "A"

23543

All of Lot C and that portion of Lot B adjoining said Lot C,
in the County of Klamath, State of Oregon, 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.

CODE 1 MAP 3809-29DC TL 3500

State of Oregon, County of Klamath

Recorded 6/15/99, at 3:34 p.m.

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Linda Smith,

County Clerk

Fee \$ 35 KA