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200 JUN 16 AM 11:27

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The Titus Trust

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.Grantor's Name and Address  
Titus Enterprises, Inc.I certify that the within instrument was  
received for record on \_\_\_\_\_,  
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.SPACE RESERVED  
FOR  
RECORDER'S USE

Witness my hand and seal of County affixed.

Grantee's Name and Address

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

Titus Enterprises, Inc.

9217 Greenbriar Drive

Klamath Falls, OR 97603

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

SAME

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

MTC 1396-1902

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James R. Titus and Fredia J. Titus as Trustees of the James R. Titus Revocable Living Trust Dated March 24, 1994, as to an undivided 1/2 interest, and Fredia J. Titus and James R., hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Titus Enterprises, Inc., an Oregon active Corporation, 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"

\*\*\*\* Titus as Trustees of the Fredia J. Titus Revocable Living Trust Dated March 24, 1994, as to an undivided 1/2 interest.

(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 \$ ~~XXXX~~ 50,000.00. 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 ®, 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 on June 16, 2000; 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.

The James R. Titus Revocable Living Trust

BY: [Signature] Trustee  
James R. Titus, and Fredia J. Titus, Trustees

The Fredia J. Titus Revocable Living Trust

BY: [Signature] Trustee  
Fredia J. Titus and James R. Titus, TrusteesSTATE OF OREGON, County of Klamath ) ss.This instrument was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_

This instrument was acknowledged before me on June 16, 2000,  
by JAMES R. TITUS & FREDIA J. TITUS  
as TRUSTEES  
of THE JAMES R. TITUS REVOCABLE LIVING TRUST and THE FREDIA J. TITUS REVOCABLE TRUST

Notary Public for Oregon

My commission expires 11/16/2003

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TRACT NO. 6 OF "400" SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

A portion of Lot 6 of the "400" SUBDIVISION, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400" SUBDIVISION; thence South 89 degrees 34' East, 35 feet to the true point of beginning; thence North parallel with the West lot line of said Lot 6, 480 feet; thence East 742 feet more or less to the Westerly right of way line of the Southern Pacific Railroad; thence along said right of way line South 36 degrees 30' East, 573 feet more or less to the Southeast corner of said Lot 6; thence North 89 degrees 34' West, 1055 feet more or less to the point of beginning.

State of Oregon, County of Klamath  
Recorded 06/16/00, at 11:27 a.m.  
In Vol. M00 Page 21953  
**Linda Smith,**  
County Clerk Fee\$ 26<sup>00</sup>