

2000 AUG -8 AM 11:19

MTL 51486-KR
WARRANTY DEED

Vol MOO Page 28963

TITUS ENTERPRISES, INC., AN OREGON CORPORATION,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

THOMAS H. HOSKINS,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3909-3500-2600

KEY# 58773

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

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 true and actual consideration for this conveyance is 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5479 OLD MIDLAND ROAD, KLAMATH FALLS, OR 97603

Dated this 4th day of August, 2000.

TITUS ENTERPRISES, INC., AN OREGON CORPORATION

BY: [Signature]

JIM TITUS, PRESIDENT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 4, 2000 by JIM TITUS AS PRESIDENT.



[Signature: Kristil Redd]
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51486-KR

Return to:

THOMAS H. HOSKINS
5479 OLD MIDLAND ROAD
KLAMATH FALLS, OR 97603

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 08/08/00, at 11:19 a. m.
In Vol. M00 Page 28963
Linda Smith,
County Clerk Fee \$ 26⁰⁰