



Vol M03 Page 02726

After recording return to:

THOMAS M. TITUS

Until a change is requested all tax statements shall be sent to the following address:

THOMAS M. TITUS

Escrow No. MT59359-TM

Title No. _____

State of Oregon, County of Klamath
Recorded 01/15/2003 11:02 a. m.
Vol M03 Pg 02726-28
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

WARRANTY DEED

MARY JANE MELINK and TIMOTHY JON TAYLOR and WALTER FRANCIS TAYLOR, as tenants in common, Grantor(s) hereby grant, bargain, sell, warrant and convey to: THOMAS M. TITUS and OLIVE K. TITUS, as tenants by the entirety 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:

Lot 22, Block 12, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY#30157
KEY#536021

M-062305
3909-007BD-04400

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.

The true and actual consideration for this conveyance is \$ 53,000.00.

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.

Dated this 7th day of January, 2003.

Mary Jane Melink
MARY JANE MELINK

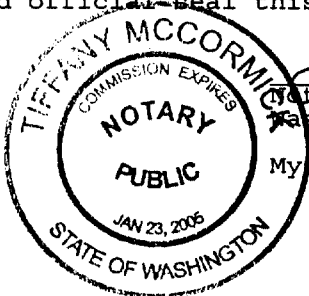
Timothy Jon Taylor
TIMOTHY JON TAYLOR

Walter Francis Taylor
WALTER FRANCIS TAYLOR

State of Washington)
County of) ss

On this day personally appeared before me MARY JANE MELINK to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 7th day of January, 2003.



Tiffany McCormick
Notary Public in and for the State of Washington residing at 16250
My appointment expires 1-23-05

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of OREGON }
 County of Douglas } ss.

On this the 13th day of JANUARY, 2003, before
 me, Ronald J. Hanlin, the undersigned Notary
Day Month Year
Name of Notary Public
 Public, personally appeared WALTER F. TAYLOR,
Name(s) of Signer(s)

☒ personally known to me - OR -

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Ronald J. Hanlin
Signature of Notary Public
RONALD J. HANLIN
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Right Thumbprint
of Signer

Top of thumb here

02728

INDIVIDUAL ACKNOWLEDGMENT

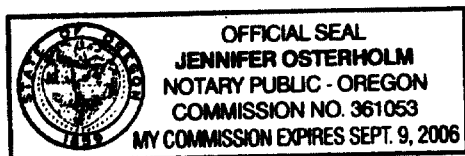
State/Commonwealth of Oregon } ss.
 County of Multnomah }

On this the 9th day of January, 2003, before
 me, Jennifer Osterholm, the undersigned Notary
Name of Notary Public
 Public, personally appeared Timothy J Taylor,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory
 evidence

to be the person(s) whose name(s) is/are
 subscribed to the within instrument, and
 acknowledged to me that he/she/they
 executed the same for the purposes therein
 stated.



WITNESS my hand and official seal.

Jennifer Osterholm
Signature of Notary Public

Jennifer Osterholm
Other Required Information (Printed Name of Notary, Residence, etc.)

Place Notary Seal and/or Any Stamp Above

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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