

04 JUL 28 AM 11:19

Vol M04 Page 49341

After Recording Return to:

ROBERT W. AKERS and ARLENE A. AKERS

2029 W. Hearn Ave.
Santa Rosa, CA. 95407

State of Oregon, County of Klamath

Recorded 07/28/04 11:19 a m

Vol M04 Pg 49341

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
Shall be sent to the address shown above.

Aspen 59602 MA

WARRANTY DEED
(INDIVIDUAL)

JEFFERY S. TITUS, herein called Grantor, convey(s) to ROBERT W. AKERS and ARLENE A. AKERS, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, in the Resubdivision of Lots 49 and 50, HOMEDALE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

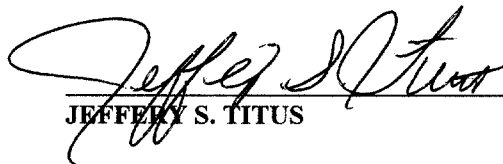
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$105,000.00**.
(here comply with the requirements of ORS 93.930)

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 July 26, 2004.


JEFFERY S. TITUS

STATE OF OREGON, County of Klamath) ss.

On July 27, 2004, personally appeared the above named JEFFERY S. TITUS and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00059602

Before me: 

Notary Public for Oregon

My commission expires: March 22, 2005

Official Seal

