

After Recording Return to:

SARAH TITUS and MELVIN A. TITUS

P.O. Box 1416

Chiloquin OR 97624

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

State of Oregon, County of Klamath

Recorded 04/08/2005 3:23 p.mVol M05 Pg 24452

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'05 APR 8 PM3:23

Aspen 606076 MA

WARRANTY DEED
(INDIVIDUAL)

BARBARA SIMI, SUCCESSOR TRUSTEE OF THE DAVID RUBEN MARES LIVING TRUST, DATED MAY 27, 2004, herein called Grantor, convey(s) to SARAH TITUS and MELVIN A. TITUS, wife and husband, as tenants by the entirety, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 14, Block 3, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, 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 \$55,208.00.
(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: April 1, 2005

DAVID RUBEN MARES LIVING TRUST, DATED MAY 27, 2004

Barbara Simi, Successor Trustee

BARBARA SIMI, SUCCESSOR TRUSTEE

STATE OF California, County of Contra Costa ss.

On April 6, 2005, personally appeared the above named BARBARA SIMI as Successor Trustee of THE DAVID RUBEN MARES LIVING TRUST.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060676

Before me: Marni J. Fischer
Notary Public for State of California
My commission expires: July 2, 2007

Official Seal

