

05 APR 15 PM 1:50

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After Recording Return to:
JEFFERY S. TITUS
1900 Sargent
Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the person & address above.

State of Oregon, County of Klamath
Recorded 04/15/2005 1:50P m
Vol M05 Pg 26357
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 61212ma
WARRANTY DEED
(INDIVIDUAL)

LAURA PENKAVA, herein called Grantor, convey(s) to **JEFFERY S. TITUS**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 41B, LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 190 MAP 3808-025BD TL 01300 KEY# 423633

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.

J The true and actual consideration for this transfer is **\$55,000.00**.
(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 April 14, 2005.

Laura Penkava

LAURA PENKAVA

LAURA PENKAVA

LAURA PENKAVA

STATE OF OREGON, County of **Klamath**) ss.

On April 14, 2005 personally appeared the above named **LAURA PENKAVA** and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061212

Before me: *Marlene T. Addington*
Notary Public for Oregon
My commission expires: **March 22, 2009**

Official Seal

