



After recording return to:  
Scott B. Mast and Brooke L. Mast  
3124 Cortez Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Scott B. Mast and Brooke L. Mast  
3124 Cortez Street  
Klamath Falls, OR 97601

File No.: 7021-711394 (DMC)  
Date: January 24, 2006

**M06-01715**

Klamath County, Oregon

01/27/2006 03:31:53 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**Thomas M. Titus and Olive K. Titus as tenants by the entirety**, Grantor, conveys and warrants to **Scott B. Mast and Brooke L. Mast as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$120,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

201 F

APN: 536021

Statutory Warranty Deed  
- continued

File No.: 7021-711394 (DMC)  
Date: 01/24/2006

Dated this 24 day of January, 2006.

Thomas M. Titus  
Thomas M. Titus

Olive K. Titus  
Olive K. Titus

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 24 day of January, 2006  
by **Thomas M. Titus and Olive K. Titus.**



Dori Crain  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009