



After recording return to:

Jeffrey S. Titus and Shauna D. Titus

1833 Hawthorne Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Jeffrey S. Titus and Shauna D. Titus

1833 Hawthorne Street

Klamath Falls, OR 97601

Escrow No. MT74046-MS

Title No. 0074046

SWD

STATUTORY WARRANTY DEED

Barbara L. Smith, Grantor(s) hereby convey and warrant to **Jeffrey S. Titus and Shauna D. Titus**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$ **152,000.00**

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 DOES 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)).

Dated this 11th day of April, 2006

Barbara L. Smith
Barbara L. Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4-11, 2006 by Barbara L. Smith.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that part conveyed to the City of Klamath Falls by deed recorded June 5, 1958 in Book 299 at Page 642, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; thence South 68° 46' West along the Northwesternly line of Hawthorne Street a distance of 50 feet; thence North 21° 14' West 19.80 feet to a point on the Southerly line of VanNess Avenue; thence South 89° 38' East along the Southerly line of VanNess Avenue 53.78 feet to the point of beginning.

Tax Account No:3809-029AA-01900-000Key No:186426