

2007-011807
Klamath County, Oregon



After recording return to:
Jeffrey S Titus and Shauna D Titus
Not Yet Assigned
, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jeffrey S Titus and Shauna D Titus
Not Yet Assigned
, OR 97601

File No.: 7021-1051729 (ALF)
Date: June 11, 2007

THIS SI



06/29/2007 03:26:55 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

City of Klamath Falls, a municipal corporation, Grantor, conveys and warrants to **Jeffrey S Titus and Shauna D Titus, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LOT 7 IN BLOCK 5 OF LYNNEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

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 **\$45,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7021-1051729 (ALF)
Date: 06/11/2007

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 ORS 197.352.

Dated this 24th day of June, 2007.

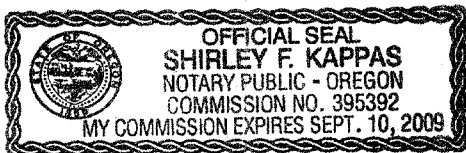
City of Klamath Falls, a municipal corporation

[Signature]
By: Jeff Ball, City Manager

[Signature]
By: Approved as to form by: Rick
Whitlock, City Attorney

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24th day of June, 2007
by Jeff Ball as City Manager of City of Klamath Falls, a municipal corporation, on behalf of the .



Shirley F. Kappas
Notary Public for Oregon
My commission expires: 9-10-09