

After Recording Return to:
and Prepared By:
Dean A. Pivrotto
American Home Partners
PO Box 306
Cheshire, CT 06410

2009-010114

Klamath County, Oregon



00070054200900101140030030

07/27/2009 08:49:38 AM

Fee: \$31.00

WARRANTY DEED

WARRANTY DEED dated 6/20, 2009, by Jeffrey S. Titus and Shauna D. Titus, Husband and Wife, hereinafter "Grantor," of 30398 SW Thomas Street #2601, Wilsonville, OR 97070 for consideration of One Dollar (\$1.00) given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell, convey and confirm unto Home Partners Finance I, LLC., a corporation organized under the laws of the State of Delaware, 1154 Highland Ave., Cheshire, Connecticut, 06410 and successor in interest to Home Partners Credit Corp., its successors and assigns, hereinafter "Grantee," the real estate in the County of Klamath, in the State of Oregon, described as follows:

See Legal Description attached. Parcel # R-3808-025DD-09800-000

Subject to restrictions, reservations, easements and government regulations of record, if any.

It is the intention of the grantors and the grantees to this instrument that the interest conveyed herein will remain separate and distinct from Grantees' existing mortgage/deed of trust, and there shall be no merger of title as a result of the giving of this deed. If necessary to clear title, grantee retains the right to foreclose its mortgage/deed of trust.

TO HAVE AND TO HOLD THE SAME, together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, to the said Grantee, their successors and assigns, forever. The said Grantor, for the said Grantor's heirs, executors and administrators, does hereby covenant with the said Grantee, its successors and assigns, that Grantor is well seized in fee of the lands and premises aforesaid, and has good right to sell and convey the same by Warranty Deed, and that the same are free from all encumbrances except as otherwise stated. Grantor will warrant and defend the above bargained and granted lands and premises, in the quiet and peaceable possession of the Grantee, its successors and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned.

All Future Taxes to Grantee
Home Partners Finance I, LLC
1154 Highland Avenue
Cheshire, CT 06410

IN TESTIMONY WHEREOF, the said Grantor has hereunto set its hand and seal as of
the day and year first above written.

IN THE PRESENCE OF:

Witness

Jeffrey S. Titus
Jeffrey S. Titus

Witness

Shauna D. Titus
Shauna D. Titus

STATE OF OREGON

COUNTY OF CLACKAMAS } ss

Before me, the undersigned, a Notary Public, in said County and said State on this
20 day of JUNE, 2009, personally appeared Jeffrey S. Titus and Shauna D.
Titus, Husband and Wife, to me known to be the identical person(s) who executed the within
and foregoing instrument and acknowledged the execution of the same as their free act and deed
for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

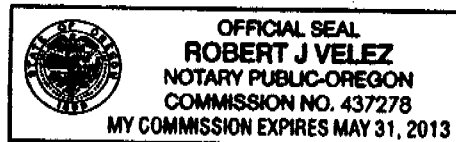
Robert J. Velez
Notary Public

My Commission Expires: 5/31/13

Future Taxes to Grantee's Address

DRAFTED BY:

Edward C. Pulaski
1154 Highland Ave
Cheshire, CT 06410



Titus

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