

2019-007838

Klamath County, Oregon



00243553201900078380020029

07/12/2019 10:46:21 AM

Fee: \$87.00

Transaction: BARGAIN AND SALE DEED

Parties: Grantor - JEFFREY S. TITUS

Grantee - SHAUNA D. TITUS

Consideration: \$-0- - Other good and valuable consideration

AFTER RECORDING RETURN TO:

SHAUNA D. TITUS

1436 LAKESHORE DR.

KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED, SEND ALL

TAX STATEMENTS TO:

SHAUNA D. TITUS

1436 LAKESHORE DR.

KLAMATH FALLS, OR 97601

BARGAIN AND SALE DEED

Jeffrey S. Titus, Grantor, conveys to Shauna D. Titus, Grantee, the following-described real property:

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

The true and actual consideration for this conveyance is the division of assets in a divorce proceeding known as "In the Circuit Court of the State of Oregon, For the County of Polk, In the Matter of the Marriage of Jeffrey S. Titus, Petitioner, and Shauna D. Titus, Respondent, Case No. 19DR05834."

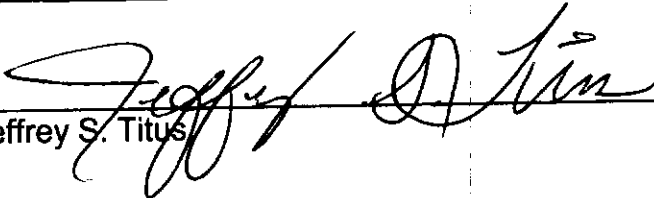
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY HEREIN DESCRIBED IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305-195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF

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NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED this 9 day of JULY, 2019.



Jeffrey S. Titus

STATE OF OREGON)
)
County of Marion) ss.

Personally appeared the above-named Jeffrey S. Titus and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 9 day of JULY, 2019.





NOTARY PUBLIC FOR OREGON