

SC 159219

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Vol m93 Page! 6451



ATC
01039526
WARRANTY DEED

AFTER RECORDING RETURN TO:

KEVIN M. PICKNELL
JANIE M. PICKNELL
2403 Lindley Way
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KENNETH W. LANGER and LINDA M. LANGER, husband and wife hereinafter called GRANTOR(S), convey(s) to KEVIN M. PICKNELL and JANIE M. PICKNELL, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

A tract of land situated in the S 1/2 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located South 429.0 feet and East 945.8 feet from the iron pin which marks the Southwest corner of the NW 1/4 NW 1/4 of Section 5; thence East 120.0 feet to an iron pin; thence South 119.0 feet to an iron pin; thence West 120.0 feet to an iron pin; thence North 119.0 feet, more or less, to the point of beginning.

CODE 4 MAP 3909-5BC TL 3800

"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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$74,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 29th day of March, 1993.

Kenneth W. Langer by *Linda M. Langer*
Linda M. Langer, attorney in fact
KENNETH W. LANGER BY LINDA M.
LANGER, HIS ATTORNEY IN FACT

Linda M. Langer
LINDA M. LANGER

STATE OF OREGON, County of Klamath)ss.

On this 29th day of March, 1993,

Personally appeared the above named LINDA M. LANGER, individually and as Attorney in Fact for KENNETH W. LANGER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Mike Johnson*
Notary Public for Oregon
My Commission Expires: 1-15-94

E423

E423 Klamath Co.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. of MarchA.D. 1993 at 10:06 o'clock of DeedsFEE \$35.00AM., and duly recorded in Vol. M93,
on Page 6451By Evelyn Biehn County ClerkErnestine Mueller