



Aspen
TITLE & ESCROW, INC.

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 3909-58C 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 FEE 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
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: *Carol Johnson*
Notary Public for Oregon
My Commission Expires: 1-15-94

PROPERTY OF
0133310
475

Aspen
TITLE & ESCROW, INC.

RETURN TO

WILLIAM E. BIEHN
COUNTY CLERK

RECORDED WITH THE
CLERK OF THE COUNTY OF KLAMATH, OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 31st day
of March A.D. 19 93 at 10:06 o'clock AM., and duly recorded in Vol. M93
of Deeds on Page 6451

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller

THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS THE SAME APPEARED TO ME FOR RECORDATION, TO-WIT:

KNOW ALL MEN BY THESE PRESENTS, that I, LINDA H. LANGER, of the County of Klamath, State of Oregon, do hereby certify that the within and foregoing instrument is a true and correct copy of the original instrument as the same appeared to me for recordation, and that I am a duly qualified and acting County Clerk of the County of Klamath, State of Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Medford, Oregon, this 31st day of March, 1993.

LINDA H. LANGER
COUNTY CLERK

NOTARY PUBLIC FOR OREGON
My Comm. Expires 1-15-94