

65946

LN #0100443343
ATC #40332

08-09-93A10:54 RCVD

Vol. 1193 Page 19673


Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

CHARLES THOMAS SCHUBERT, SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT
DATED 11/1/83, hereinafter called grantor,
convey(s) to BILLY M. LANGSTON and LOUISE S. LANGSTON, husband and wife
all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER 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 those apparent on 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 \$ 99,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

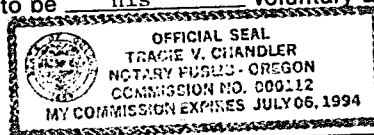
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of August,
19 93.

Charles Thomas Schubert
Charles Thomas Schubert, Successor Trustee
Successor Trustee

STATE OF OREGON, County of Klamath)ss.

August 6, 19 93.

Personally appeared the above named Charles Thomas Schubert as Successor Trustee
and acknowledged the foregoing
instrument to be his voluntary act and deed.



Before me:

Trace V. Chandler
Notary Public for Oregon
My Commission Expires: 7-6-94

Charles Thomas Schubert
C/O KFFSO

GRANTOR'S NAME AND ADDRESS

Billy M. Langston
Louise S. Langston
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument
was received for record on the _____ day
of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

A parcel of land situated in the NW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Bartlett Avenue at its intersection with the Easterly right of way line of the U. S. Bureau of Reclamation's A-3-B Lateral, from which point the Southeast corner of Lot 1, Block 1 of Tract 1035, Gatewood Subdivision bears South 84 degrees 36' 55" West 30.14 feet; thence along the Easterly right of way line of said A-3-B Lateral North 00 degrees 05' 40" East 129.93 feet; thence South 89 degrees 31' 33" East 161.95 feet to a point on the Westerly right of way line of Homedale Road; thence along said Westerly right of way line South 00 degrees 07' 20" West 113.33 feet to its intersection with the Northerly right of way line of Bartlett Avenue; thence South 84 degrees 36' 55" West 162.64 feet along said Northerly right of way of Bartlett Avenue to the point of beginning, with bearings based on Minor Partition No. 32-88 as filed in the Klamath County Engineer's Office and being a portion of that certain parcel of land conveyed to Verle Eugene Sagers, et ux., in Volume M-70 at Page 11168 and Volume M-78 at Page 3219, Microfilm Records of Klamath County, Oregon.

CODE 24 MAP 3909-14AB TL 501
CODE 63 MAP 3909-14AB TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of August A.D., 19 93 at 10:54 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 19673.

Evelyn Biehn
By [Signature] County Clerk

FEE \$35.00