78093 03-28-94A09:03RCVD MOUNTAIN TITLE COMPANY Volume Page 8953

WARRANTY DEED

M-C 39101 K2

KNOW ALL MEN BY THESE PRESENTS That

JAMES A. LANGER and ARLENE L. LANGER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, do grant, bargain, sell and convey unto

DAVID J. BETTENCOURT

the grantee, does hereby grant, bargain, sell and convey unto the said grantee, the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, to wit:

Lot 4, Block 1, TRACT NO. 1099, ROLLING HILLS, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930.

And said grantor hereby covenants to and with said grantee, and grantee's heirs, successors and assigns that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $125,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of March, 19 94; if a corporate grantor, it has caused its name to be signed by its officers, duly authorized thereto by order of its board of directors.

James A. Langer
JAMES A. LANGER

Arlene L. Langer
ARLENE L. LANGER

STATE OF OREGON,
County of Klamath
March 25, 19 94

Personally appeared the above named
JAMES A. LANGER
ARLENE L. LANGER
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

STATE OF OREGON, County of
The foregoing instrument was acknowledged before me this
by
as
of
and by
Secretary of
a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires

JAMES A. LANGER and ARLENE L. LANGER
5739 Shasta Way
Klamath Falls, OR 97603
NAME AND ADDRESS

DAVID J. BETTENCOURT
6316 REEDER ROAD
KLAMATH FALLS, OR 97603
NAME AND ADDRESS

DAVID J. BETTENCOURT
6316 REEDER ROAD
KLAMATH FALLS, OR 97603
NAME AND ADDRESS

DAVID J. BETTENCOURT
6316 REEDER ROAD
KLAMATH FALLS, OR 97603
NAME AND ADDRESS

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 28th day of March, 19 94, at 9:03 o'clock A.M., and recorded in book M94 on page 8953 or as file/reel number 78093 Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lynette Dillon, Deputy

Fee $30.00

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