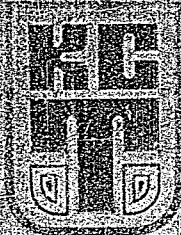


78390



KLAMATH COUNTY TITLE COMPANY

Vol. 194 Page 9510

STATUTORY WARRANTY DEED (Individual or Corporation)

VIRGINIA FIEGL

conveys and warrants to JAMES A. LANGER AND ARLENE L. LANGER, HUSBAND AND WIFE, Grantor
the following described real property in the County of KLAMATH and State of Oregon, Grantee

SHE EXHIBIT "A" ATTACHED HERETO AND BEING A PART HEREOF

This property is free of liens and encumbrances EXCEPT:
Subject to reservations and exceptions of record, rights of way, and
assessments of record and other matters appearing on the record contracts and/or
liens for irrigation and drainage.

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 31.110.

The true consideration for this conveyance is \$ 75,000 (Here comply with the requirements of ORS 93.030)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SELLING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING THE PROPERTY SHOULD CHECK WITH THE CLERK OF THE STATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY APPROVED USES.

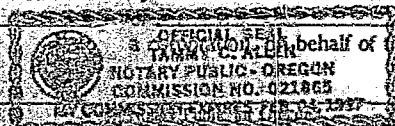
DATED this 31ST day of MARCH 19 94, the said corporate grantor, it has caused its name to be signed by
resolution of its board of directors.

VIRGINIA FIEGL

STATE OF OREGON, County of KLAMATH ss.
The foregoing instrument was acknowledged before me
this 31ST day of MARCH 19 94
by VIRGINIA FIEGL

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____

Sammy C. Allen
Notary Public for Oregon
My commission expires 2/14/97



Official Seal
TAMM COLEMAN
Notary Public - Oregon
Commission No. 021865
My Commission Expires 2/14/97

After recording return to:
JAMES AND ARLENE LANGER
5139 SHASTA WAY
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

Until a change is recorded all tax requirements shall be sent to the following address:

JAMES AND ARLENE LANGER
5139 SHASTA WAY
KLAMATH FALLS, OR 97603

OTIC 506 NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT

SW¼SW¼ and that portion of Lot 12, Section 35, Township 39 South, Range 11½ East of the Willamette Meridian, lying Southwesterly of the centerline of Lost River, and Westerly of the West line of the following described parcel:

A parcel of land situate in Lots 12, 13 and the SE¼SE¼ of Section 35, Township 39 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of said Section 35 which bears North 89°53' West a distance of 803.4 feet from the Southeast corner of said Section 35; thence continuing along said Southline North 89°53' West a distance of 2190.6 feet to the Southwest corner of tract described in Deed from Rockne Lane Fiegi to Ben F. Smith, Inc., dated October 25, 1974, recorded November 4, 1974, in Volume M74 page 14245, Deed records of Klamath County, Oregon; thence North 01°07' East along the West line and West line extended of last mentioned tract a distance of 753.1 feet to the center of Lost River; thence Northeasterly along the centerline of Lost River a distance of 1125 feet, more or less, to the most Northerly point of tract described as Parcel #1 in Deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972 in Volume M72 page 7365, Deed records of Klamath County, Oregon; thence South 59°19' East a distance of 953.0 feet to a point; thence South 33°29' East a distance of 369.0 feet, more or less, to the point of beginning. BECC portion contained in the right of way of South Poe Valley Road.

STATE OF OREGON, COUNTY OF KLAMATH ss.

Filed for record at request of Klamath County Title Co the 31st day of March A.D. 1994 at 3:36 o'clock P.M. and duly recorded in Vol. M94 of Deeds on Page 9540

FFB \$35.00

Lyleys Blainh County Clerk
By Barbara W. Blainh