

MTC 36113ms

## WARRANTY DEED

CLARA JANE HOWARD, TRUSTEE OF THE CLARA JANE HOWARD LIVING TRUST U.D.D. JANUARY 30, 1991,

Grantor(s) hereby grant, bargain, sell and convey to  
JAMES A. LANGER and ARLENE L. LANGER, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

LOT 2 IN BLOCK 6 OF FIRST ADDITION TO PINE GROVE PONDEROSA, ACCORDING TO  
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 126,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 3542 EVERGREEN DRIVE, KLAMATH FALLS, OR 97603

Dated this 5th day of Sept, 1995

Clara Jane Howard  
CLARA JANE HOWARD, TRUSTEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. 9/5 19 95

Personally appeared the above named Clara Jane Howard  
Trustee of the Clara Jane Howard Living Trust  
and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Pamela Spencer

Notary Public for Oregon

My commission expires 8/16/96

(seal)

Return to:

JAMES A. LANGER  
3542 EVERGREEN DRIVE  
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day  
of Sept A.D., 19 95 at 3:43 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 23906

FEE \$30.00

Bernetha Q. Lisch, County Clerk  
Bernetha Q. Lisch