

MTC 36229HF

Vol. M95 Page 26528

JAMES A. LANGER and ARLENE L. LANGER,

Grantor(s) hereby grant, bargain, sell and convey

JOHN BAILEY,

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:

The West 200 feet of Lot 38 of FAIR ACRES SUBDIVISION NO. 1 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 \$ 64,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5139 SHASTA WAY, KLAMATH FALLS, OR 97603

Dated this 28th day of Sept, 1995

James A. Langer  
JAMES A. LANGER

Arlene L. Langer  
ARLENE L. LANGER

## NOTARY ACKNOWLEDGEMENT

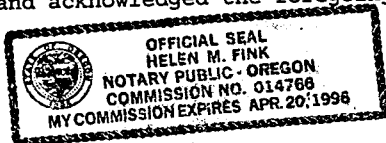
STATE OF Oregon SS. 9/28 19 95

COUNTY OF Klamath

Personally appeared the above named

James A. Langer and  
Arlene L. Langer

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Helen M. Fink

Notary Public for

Oregon

My commission expires

4/20/96

(seal)

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Return to:  
JOHN BAILEY  
5139 SHASTA WAY  
KLAMATH FALLS, OR 97603

Mountain Title Co.

on this 29th day of September, 19 95  
at 3:47 o'clock P.M. and duly recorded  
in Vol. M95 of Deeds Page 26528

Bernetha C. Letsch County Clerk

By Debbie M. Langer

Deputy.

Fee, \$30.00