

MTC 36038 DS

WARRANTY DEED

ROBERT R. LANGFIELD AND BETTY J. LANGFIELD, TRUSTEES OF THE ROBERT R. AND BETTY J. LANGFIELD TRUST,

Grantor(s) hereby grant, bargain, sell and convey to
ARMANDO TONY SANDOVAL and CANDIDA J. LABRADOR, with the rights of survivorship,
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:

Lots 1 and 2 in Block 85 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66
UNIT, PLAT NO. 4, 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 \$ 7,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5845 KESTER AVE., VAN NUYS, CA 91411

Dated this 4 day of Jan., 1996.

ROBERT R. AND BETTY J. LANGFIELD TRUST

BY: [Signature] TRUSTEE
ROBERT R. LANGFIELD

BY: [Signature] TRUSTEE
BETTY J. LANGFIELD

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Josephine

SS. 1-4 19 97

Personally appeared the above named

Robert R. Langfield & Betty J. Langfield

and acknowledged the foregoing instrument to be voluntary act.



(seal)

Before me:

Notary Public for OREGON

My commission expires 10-6-97

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 9th day of Jan A.D. 19 96
at 3:55 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 762

Bernetha G. Letsch County Clerk
By [Signature] Deputy.

Fee. \$30.00

Deputy.

Return to:

ARMONDO TONY SANDOVAL
5845 KESTER AVE.
VAN NUYS, CA 91411

96 JAN -9 P3:55