

16780

UTC 37649 DS

WARRANTY DEED

STEPHEN KING AND CATHY KING HUSBAND AND WIFE AS AN UNDIVIDED 37.51%
I JUSTUS HUSBAND AND WIFE AS AN UNDIVIDED 37.51%
who erroneously acquired title as
STEPHEN KING AND CATHY KING, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST,
AND GLEN G. JUSTUS AND JOANNA L. JUSTUS, HUSBAND AND WIFE AS TO AN UNDIVIDED
1/2 INTEREST AS TENANTS IN COMMON,
Grantor(s) hereby grant, bargain, sell and convey to:
MICHELLE R. LANGMACHER,
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:

Parcel 3 of Land Partition 66-95 situated in the S1/2 NW1/4 SE1/4 of
Section 11, Township 39 South, Range 9 East of the Willamette Meridian,
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 \$ 66,675.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , KLAMATH FALLS, OR 97603-5131 Bristol

Dated this 16 day of April, 1996.

RETURN TO:
Michelle Langmacher
5131 Bristol
Klamath Falls, OR. 97603

STEPHEN KING

CATHY KING

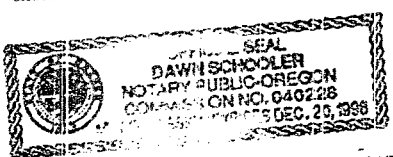
GLEN G. JUSTUS

JOANNA L. JUSTUS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 16 19 96
COUNTY OF Klamath

Personally appeared the above named Stephen King, Cathy
King Glenn G. Justus and Joanna L. Justus
and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Dawn Schoeler
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

My commission expires 12/20/98 the 22nd day

Filed for record at request of AmeriTitle the 22nd day
of April 19 96 at 3:48 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 11182

FEE \$30.00

By Bernetha G. Letsch, County Clerk