

MTC38112DS

WARRANTY DEED

JAMES A. LANGER and ARLENE J. LANGER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
RODNEY D. FREITAG and LYNETTE J. FREITAG, 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:

Parcel 2 of Land Partition 22-93 situate in the NW1/4 of Section 19,
Township 39 South, Range 10 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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3300 ANDERSON, KLAMATH FALLS, OR 97603

Dated this 9th day of May, 1996.

James A. Langer
JAMES A. LANGER
Arlene J. Langer
ARLENE J. LANGER

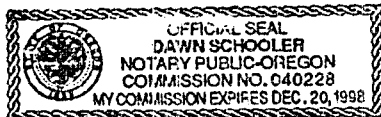
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS. May 9th 19 96

Personally appeared the above named

JAMES A. LANGER AND ARLENE J. LANGER

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

Before me:

Dawn Schooler

Notary Public for OREGON

My commission expires 12/20/98

ESCROW NO. MT38112-DS

Return to:

RODNEY D. FREITAG
3300 ANDERSON
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 10th day of May A.D., 19 96
at 11:20 o'clock AM, and duly recorded
in Vol. 196 of Deeds Page 13377

Bernetha G Letsch, County Clerk

By Christy Krasell

Deputy.

Fec. \$30.00