

## WARRANTY DEED

MTC39248LW

HAL G. STEDMAN and JOAN C. STEDMAN, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 GARY M. LANGE, ~~AND~~ MAYNARD A. LANGE AND PAULINE LANGE HUSBAND AND WIFE, NOT AS  
 TENANTS IN COMMON, BUT WITH 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:

Lot 539 Block 127, MILLS ADDITION to the City of Klamath Falls, Oregon  
 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 \$ 56,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: ,

Dated this 17 day of September, 1996

Hal G. Stedman  
 HAL G. STEDMAN

Joan C. Stedman  
 JOAN C. STEDMAN

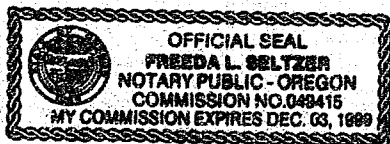
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 9-17 19 96  
 COUNTY OF Washington

Personally appeared the above named Hal G. Stedman and

Joan C. Stedman

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Freeda L. Seltzer  
 Notary Public for Oregon

My commission expires 12/3/99

ESCROW NO. MT39248-LW

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day  
 of Sept. A.D., 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96,  
 of Deeds on Page 29767.

FEE \$30.00

Bernetha G. Letsch, County Clerk  
 By Kathleen Pesa

96 SEP 19 P3:45