

MTCA0134W

ROBERT LANGLEY and PATRICIA LANGLEY, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
TIPPI R. WAGGENER AND CHRISTOPHER L. ENGBRIGHT, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 400,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 6550 Moyina Way Klamath Falls, OR 97603

Dated this 6<sup>th</sup> day of January, 1997

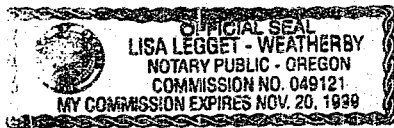
Robert Langley  
ROBERT LANGLEY

Patricia Langley  
PATRICIA LANGLEY

STATE OF Oregon ss: January 6<sup>th</sup> 19 97  
COUNTY OF Klamath

Personally appeared the above named Robert Langley  
and Patricia Langley

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Lisa Legget-Weatherby  
Notary Public for Oregon

My commission expires 11/20/99

(seal)

ESCROW NO. MT40134-LW

Return to:

TIPPI R. WAGGENER

6550 Moyina Way  
Klamath Falls, OR  
97603

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at a point on the South line of the Klamath Falls-Lakeview Highway at a point from which the Northwest corner of the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 38 degrees 50' West 1,076.0 feet, said point of beginning being also known as the Northeast corner of what is known as the SWEENEY TRACT, thence East along the South line of the Highway to a point of intersection with the line running South 4 degrees 10' East and parallel to the East line of the SWEENEY TRACT, and distant therefrom 138 feet measured at right angles to said line of the SWEENEY TRACT, thence South along said parallel line to the North line of the Government Canal, thence Southwest along said line of canal to the Southeast corner of the SWEENEY TRACT, thence North 4 degrees 10' West along said line of SWEENEY TRACT to the place of beginning.

**PARCEL 2:**

Beginning at a point on the South side of Highway at Olene, from which the Northwest corner of the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 38 degrees 50' West 1,076 feet distant; thence South 84 degrees 05' West 208.5 feet; thence South 4 degrees 10' East 300 feet; thence North and East along North bank of U.S.R.S. Canal 227 feet; thence North 4 degrees 10' West 220 feet to the place of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day  
of January A.D. 19 97 at 3:54 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 343

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Kathleen Ross