

RETURN TO: Andrew C. Brandsness Attorney at Law 411 Pine Street Klamath Falls, OR 97601	TAX STATEMENT TO: Robert A. and Patricia R. Langley 4421 Lombard Drive Klamath Falls, OR 97603	CLERK'S STAMP:
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MTL 4381

-WARRANTY DEED-

CHRISTOPHER L. ENGLEBRIGHT and TIPPI R. WAGGENER, now known as TIPPI R. ENGLEBRIGHT, Grantors, convey and warrant to ROBERT A. LANGLEY and PATRICIA R. LANGLEY, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

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.

SUBJECT TO AND EXCEPTING: (1) taxes; (2) all encumbrances created by the Grantees; (3) all those items of record and those apparent upon the land, if any, as of the date of this deed. Grantors 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.

The true and actual consideration for this transfer is litigation settlement.

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.

This conveyance is not intended to benefit third parties whose interest in the property is advanced in priority as a result of this transfer. Reconveyance of the Trust Deeds contemporaneously with this transaction is not intended to be effective as to such third parties.

Dated this 23 day of February, 1999.

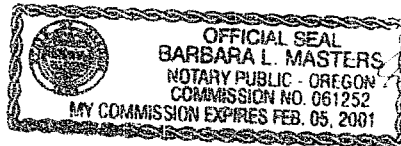
Christopher L. Englebright
Christopher L. Englebright

Tippi R. Englebright
Tippi R. Waggener, now known as
Tippi R. Englebright

STATE OF OREGON)
) ss.
County of Klamath)

February 22, 1999.

Personally appeared the above-named Christopher L. Englebright and Tippi R. Waggener, aka Tippi R. Englebright, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Barbara L. Masters
Notary Public for Oregon
My Commission expires: 2-5-01

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day of February A.D. 1999 at 3:45 o'clock P. M. and duly recorded in Vol. 199 of Deeds on Page 6083

FEE \$30.00

Linda Smith, County Clerk

by *Kathleen R. Rasmussen*