

MTC 47772-MS

WARRANTY DEED

Vol. M99 Page 16356

ARTHUR W. MERKL and JOYCE E. MERKL, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TOM 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:

LOT 6, BLOCK 8, TRACT 1091, LYNNWOOD ADDITION TO THE CITY OF KIAMATH
FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KIAMATH 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 \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 981 VISTA WAY, KIAMATH FALLS, OR 97601

Dated this 27th day of April, 1999

Arthur W. Merkl
ARTHUR W. MERKL

Joyce E. Merkl
JOYCE E. MERKL

STATE OF Michigan ss. April 27 19 99

COUNTY OF Wayne

Personally appeared the above named Arthur & Joyce Merkl

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Debra L. Locke
Notary Public for Wayne Co.
My commission expires 10-22-99

(seal)

ESCROW NO. MT47772-MS

Return to:
TOM LANGMACHER
981 VISTA WAY
KIAMATH FALLS, OR 97601



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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 30th day
of April A.D. 1999 at 11:41 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 16356

FEE \$35.00

by Linda Smith, County Clerk