

After recording return to (Name, Address, Zip)

James A. Langer & Arlene L. Langer

4011 Blue Sage Lane

Klamath Falls, OR 97603

1999 JUN 30 AM 11: 12

Vol M99 Page 26048

Until requested otherwise send all tax statements to
Same as Above

WARRANTY DEED

K-53681

KNOW ALL MEN BY THESE PRESENTS, that TERRY R. TALBOT and PATRICIA E. TALBOT, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. LANGER AND ARLENE L. LANGER, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

Legal Description is described as Exhibit "A" attached hereto and made a part hereof by this reference.

To have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 225,000.00

^However, the actual consideration consists of or includes other property or value given or promised which is (the whole) (part of the) consideration (indicate which).^ (The sentence between the symbols ^, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of March, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

26049

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.

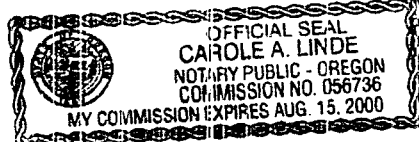
Terry R. Talbot
TERRY R. TALBOT

Patricia E. Talbot
PATRICIA E. TALBOT

STATE OF OREGON)
COUNTY OF CLATSOP) ss.

This instrument was acknowledged before me on MARCH 26, 19 99
by TERRY R. TALBOT and PATRICIA E. TALBOT.

Carole A. Linde
NOTARY PUBLIC
Print Name CAROLE A. LINDE
My Commission expires 2/10/00



DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin marking the Southwest corner of the W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9; thence North $0^{\circ}14'19''$ East, 446.60 feet to a $\frac{1}{2}$ inch iron pin; thence North $0^{\circ}10'38''$ East 273.23 feet to a $\frac{1}{2}$ inch iron pin; thence South $89^{\circ}27'29''$ East, 328.50 feet to a $\frac{1}{2}$ inch iron pin on the East line of said W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence South $0^{\circ}6'40''$ West along said East line W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 717.87 feet to a $\frac{1}{2}$ inch iron pin marking the Southeast corner of said W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North $89^{\circ}48'$ West along the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 329.80 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes 30.00 feet in width across the Westerly portion of the W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9, being adjacent to and Easterly of the West line thereof and beginning at the North line of said W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ and terminating at the North line of the above described parcel, as more fully described in Book M76 at page 8962.

ALSO TOGETHER WITH an easement for power line maintenance 20.00 feet in width across the Southerly portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, being adjacent to and Northerly of the South line thereof; said easement beginning at the Westerly right of way line of Pine Grove Road, a county road, and terminating at the East line of the above described parcel.

State of Oregon, County of Klamath
Recorded 6/30/99, at 11:12 a. m.
In Vol. M99 Page 26048
Linda Smith,
County Clerk Fee \$ 40 - RR