

02 DEC 23 PM 2:43

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After Recording Return to:  
**ROBERT M. LANGDON**  
**VIRGINIA D. LANGDON**  
**1290 CARLSON DRIVE**  
**KLAMATH FALLS, OR. 97603**  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
**ROBERT M. LANGDON**  
**VIRGINIA D. LANGDON**  
**SAME AS ABOVE**

State of Oregon, County of Klamath  
 Recorded 12/23/2002 2:43 p.m.  
 Vol M02, Pg 75022  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

**WARRANTY DEED**  
 (INDIVIDUAL)

LENA EVELYN COX, herein called grantor, convey(s) to **ROBERT M. LANGDON** and **VIRGINIA D. LANGDON**,  
 HUSBAND AND WIFE all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 4, Block 3, **DIXON ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS**, according to the official  
 plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for  
 irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$45,000.00**.  
 (here comply with the requirements of ORS 93.930)

**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.**

Dated: 12-05-02

*Lena Evelyn Cox by Sam Cox*  
**LENA EVELYN COX**  
*her atty. in fact.*

STATE OF OREGON, County of **Klamath**) ss.

On December 05, 02 personally appeared the above named **LENA EVELYN COX** and acknowledged the  
 foregoing instrument to be her voluntary act and deed.

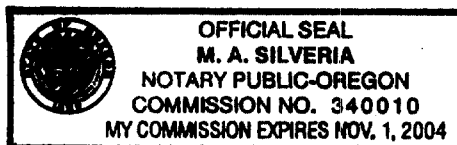
This document is filed at the request of:

**Aspen**  
 TITLE & ESCROW, INC.

525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00055920

Before me: *M. A. Silveria*  
 Notary Public for Oregon  
 My commission expires: 11-01-04

Official Seal



21A