

04 DEC 27 AM 10:45

Vol M04 Page 88211

After Recording Return to:

JAMES LANGER and ARLENE LANGER

7012 Gordana Place  
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES LANGER and ARLENE LANGER

Same as above

State of Oregon, County of Klamath

Recorded 12/27/04 10:46 A.m

Vol M04 Pg 88211-12

Linda Smith, County Clerk

Fee \$ 26 # of Pgs 2

*Aspen: 00060557 MS*  
**WARRANTY DEED**  
(INDIVIDUAL)

JAMES C. BEEZLEY and LINDA K. BEEZLEY, herein called grantor, convey(s) to JAMES LANGER and ARLENE LANGER, husband and wife, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$77,000.00.  
(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 December 21, 2004.

\_\_\_\_\_  
James C. Beezley  
JAMES C. BEEZLEY  
\_\_\_\_\_  
Linda K. Beezley  
LINDA K. BEEZLEY

STATE OF OREGON, County of Klamath ) ss.

On 12-23-04 personally appeared the above named JAMES C. BEEZLEY and LINDA K. BEEZLEY and acknowledged the foregoing instrument to be their voluntary act and deed.

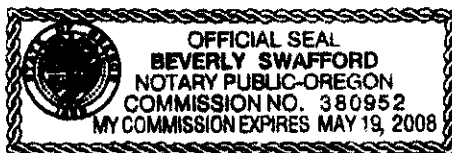
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060557

Before me: Beverly Swafford  
Notary Public for Oregon  
My commission expires: May 19, 2008

Official Seal



## Exhibit A

Commencing at a point 30 feet North from the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of the Southwest quarter of the Southwest quarter of Section 7, 343.60 feet to the Southwest corner of the lands deeded to Harvey Womack and wife by deed recorded in Book 89 at Page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the centerline of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the centerline of said irrigation canal and following a line at all times 15 feet from the centerline of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning.

Beginning at a point from which the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North 67° 45' East 351 feet down a stream along the said irrigation ditch; thence South 54° 30' East 184.8 feet; thence North 74° 51' East 134 feet; thence North 26° 30' East 513 feet; thence due West to the West boundary of said Section 7 and to the centerline of the Dallas-California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning.

EXCEPTING THEREFROM those portions conveyed to Joe L. & Rosie Keller in Book M-73 at Page 2851 and Book M-76 at Page 20951 and that portion conveyed to Eternal Hills Memorial Gardens Inc. in Book M-72 at Page 8672.