

M05-67706

Klamath County, Oregon

10/28/2005 11:12:52 AM

Pages 1 Fee: \$21.00

After Recording Return to:

JOSEPH A. LANGER JR.

P.O. BOX 98
BEATTY, OR. 97621

Until a change is requested all tax statements

Shall be sent to the following address:

JOSEPH A. LANGER JR.

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE-62499 MS

ARTHUR L. FRY and JEANETTE L. FRY, herein called grantor, convey(s) to **JOSEPH A. LANGER JR.**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 9, Block 1, Tract No. 1162, WHISKEY CREEK ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 008 MAP 3612-02000 TL 00300 KEY# 357223

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 **\$85,000.00**.
(here comply with the requirements of ORS 93.930)

ft 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 **October 26, 2005**.

Arthur L. Fry

ARTHUR L. FRY
Jeanette L. Fry

JEANETTE L. FRY

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

On *October 28*, 2005 personally appeared the above named **ARTHUR L. FRY and JEANETTE L. FRY** and acknowledged the foregoing instrument to be **their** voluntary act and deed.

This document is filed at the request of:

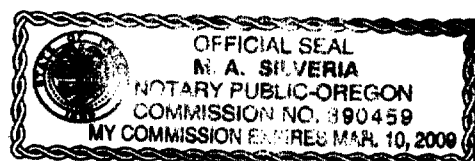
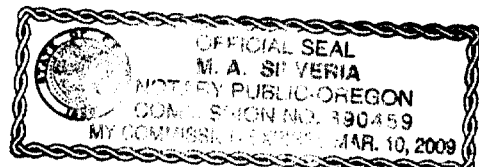


525 Main Street
Klamath Falls, OR 97601
Order No.: 00062499

Before me: *M. A. Silveria*

Notary Public for Oregon
My commission expires: *3/10/09*

Official Seal



621-A