

mtc-72518 TM



**M05-70247**

Klamath County, Oregon

12/01/2005 02:47:19 PM

Pages 1 Fee: \$21.00

After recording return to:

MU WEN XU

1331 Avalon

Klamath Falls, OR 97603

Until a change is requested all  
tax statements shall be sent to  
The following address:

MU WEN XU

1331 Avalon

Klamath Falls, OR 97603

Escrow No. MT72518-TM

Title No. 0072518

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### STATUTORY WARRANTY DEED

**STANLEY R. LANGDON**, Grantor(s) hereby convey and warrant to **MU WEN XU**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Easterly 40.50 feet of Lot 6 in Block 55 of SECOND ADDITION TO HOT SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-028CC-03600-000


Key No: 372563

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$109,000.00**.

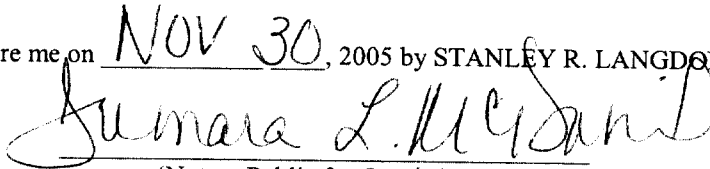
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30<sup>TH</sup> day of NOVEMBER, 2005.

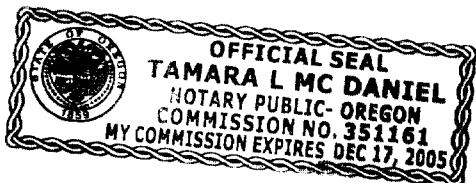
  
STANLEY R. LANGDON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on NOV 30, 2005 by STANLEY R. LANGDON.

  
(Notary Public for Oregon)

My commission expires 12/17/05



21.0