



MTT-72536KR

M05-70810

Klamath County, Oregon

12/09/2005 02:49:19 PM

Pages 1 Fee: \$21.00

After recording return to:

Stan Langdon

1940 Manzanita Street

Klamath Falls, OR 97601

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

Stan Langdon

1940 Manzanita Street

Klamath Falls, OR 97601

Escrow No. MT72536-KR

Title No. 0072536

SWP

STATUTORY WARRANTY DEED

Michael Benedict, Grantor(s) hereby convey and warrant to **Stan Langdon and Jennifer Langdon, as tenants by the entirety**, 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:

Lot 19 in Block 35 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-028BC-06900-000

Key No.: 217214

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 **\$145,000.00**.

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 9th day of DECEMBER, 2005

Michael Benedict
Michael Benedict

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 12-9-, 2005 by Michael Benedict.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09



21.0