



mtc-71877 stt

**M05-71092**

Klamath County, Oregon

12/14/2005 02:48:17 PM

Pages 2 Fee: \$26.00

After recording return to:

Steven L. Roberts

5737 JUDY COURT

Klamath Falls, OR 97603

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

Steven L. Roberts

5737 JUDY COURT

Klamath Falls, OR 97603

Escrow No. MT71877-SH

Title No. 0071877

### STATUTORY WARRANTY DEED

**James Langer and Arlene Langer, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Steven L. Roberts**, 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:

#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$158,000.00**.

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 6 day of December 2005

James Langer  
James Langer

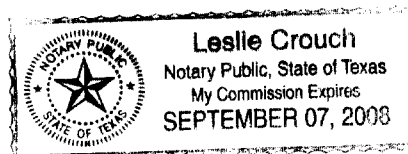
Arlene Langer  
Arlene Langer

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 6, 2005 by James Langer and Arlene Langer.

Leslie Crouch  
(Notary Public for Oregon)

My commission expires 9/7/08



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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, page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line 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, in the County of Klamath, State of 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 center line 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. and Rosie Keller in Book M73, page 2851 and Book M76, page 20951, and that portion conveyed to Eternal Hills Memorial Gardens, Inc., in Book M72, page 8672, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910-007CC-00600-000

Key No: 591194