



THIS SPACE

M06-14187

Klamath County, Oregon

07/14/2006 11:23:36 AM

Pages 2 Fee: \$26.00

MT75119-MS

After recording return to:

Timothy G. Langford

2760 Derby Street

Klamath Falls, OR 97603

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

Timothy G. Langford

2760 Derby Street

Klamath Falls, OR 97603

Escrow No. MT75119-MS

Title No. 0075119

SWD

STATUTORY WARRANTY DEED

Sergio C. Galvez and Irma Galvez, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy G. Langford and Rebekah J. Langford, 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:

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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$183,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

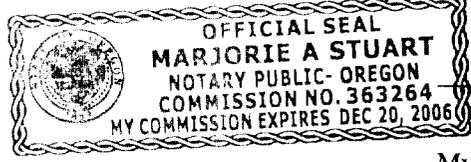
Dated this 13th day of July, 2006.

[Signature]
Sergio C. Galvez

[Signature]
Irma Galvez

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/13, 2006 by Sergio C. Galvez and Irma Galvez.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tracts 25 and 32, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

South 74.25 feet of East 100 feet of Lot 25 and that portion of Lot 32 described as follows:

Commencing at the Southeast corner of Tract 25 of said Townsend Tracts; thence South on a line parallel to the West line of said tract 32 a distance of 17.75 feet; thence West on a line parallel to and 17.75 feet distant from the North line of said Tract 32 a distance of 100 feet; thence North on a line parallel to West line of said tract 32 a distance of 17.75 feet to the North line of said Tract 32; thence East along the North line of Tract 32 a distance of 100 feet to the point of beginning.

Tax Account No:3909-003DD-01500-000Key No:529976