



After recording return to:  
Tom Langmacher  
P. O. Box 1690  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Tom Langmacher  
P. O. Box 1690  
Klamath Falls, OR 97601

File No.: 7021-1052106 (DMC)  
Date: June 20, 2007

THIS SPACE

2007-011447

Klamath County, Oregon



06/26/2007 11:30:49 AM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**David Kirk Whitlock**, Grantor, conveys and warrants to **Tom Langmacher**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

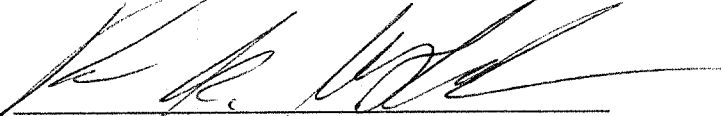
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$195,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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, 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.

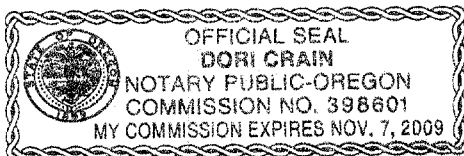
Dated this 22 day of June, 2007.

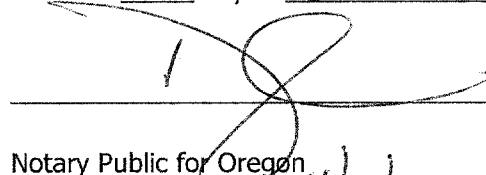


David K Whitlock

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 22 day of June, 2007  
by **David K Whitlock**.



  
Notary Public for Oregon  
My commission expires: 11/7/09

**EXHIBIT A**

**LEGAL DESCRIPTION:**

ALL OF LOT 6, BLOCK 48, NICHOLS 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.

EXCEPTING THEREFROM THE MOST WESTERLY 19 FEET OF SAID LOT AS CONVEYED BY SAMUEL T. SUMMERS AND NELLIE H. SUMMERS, HUSBAND AND WIFE TO HORACE SOUTH CLARK BY DEED DATED JANUARY 16, 1905 AND RECORDED FEBRUARY 23, 1905 IN BOOK 17, PAGE 163, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO EXCEPTING THEREFROM THE SOUTHEAST 12 FEET OF THE NORTHEAST 47.83 FEET OF LOT 6, BLOCK 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, WHICH WAS DEEDED TO THE CITY OF KLAMATH FALLS TO BE USED AS AN ALLEY BY THE PUBLIC AS RECORDED OCTOBER 27, 1958 IN BOOK 205, PAGE 360, DEED RECORDS OF KLAMATH COUNTY, OREGON.