



After recording return to:

Clifford Langevin

145006 Hwy 31

La Pine, OR 97739

2013-010225

Klamath County, Oregon

09/06/2013 02:33:05 PM

Fee: \$52.00

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

Clifford Langevin

145006 Hwy 31

La Pine, OR 97739

Escrow No. SR149331TI

Title No. 0098656

SWD r.020212

STATUTORY WARRANTY DEED

Thomas A. James and Heather James, (who acquired title as Heather R. James) as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Clifford Langevin and Cecelia Langevin, not as tenants in common, but with the right of survivorship,

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

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

Key #149173

R2408-025C0-02900-000

Key #149093

R2408-025C0-03000-000

The true and actual consideration for this conveyance is **\$163,000.00**.

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

Return to:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3~~0~~ day of sept, 13.

Thomas A. James
Thomas A. James

Heather James

State of _____
County of _____

This instrument was acknowledged before me on _____, 2013 by Heather James.

(Notary Public)

My commission expires _____

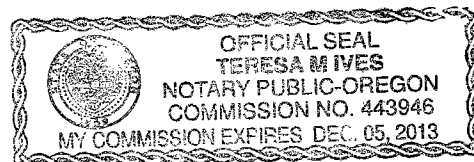
State of Oregon

County of Deschutes

This instrument was acknowledged before me on Sept 5, 2013 by Thomas A. James.

[Signature]
(Notary Public for Oregon)

My commission expires 12/5/13



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 5th day of September 2013.

Thomas A. James

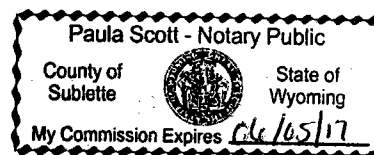
X Heather R. James
Heather James who acquired title as Heather R. James

State of Wyoming
County of Sublette

This instrument was acknowledged before me on September 5th, 2013 by Heather James.

Paula Scott
(Notary Public)

My commission expires 06/05/2017



State of Oregon
County of

This instrument was acknowledged before me on _____, 2013 by Thomas A. James.

(Notary Public for Oregon)

My commission expires _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 45" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 670.30 feet to a point along the South 1/16 Section line, a #5 by 30" steel rod; thence along said South 1/16 line, North 89° 42' 14" East 378.44 feet to a point, a #5 by 48" steel rod; thence South 00° 00' 33" East, 473.63 feet to a point in the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 425.51 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in the Southwestern part of the above described parcel, which the grantors herein reserve unto themselves, and more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89° 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00° 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the W1/2 SE1/4 SW1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the West 1/16 corner common to Sections 25 and 36, a #5 by 48" aluminum capped steel rod; thence along the West 1/16 Section line, North 00° 00' 04" East, 561.40 feet to a point, a 3/4" by 30" pipe at the East end of the centerline projection of Airstrip Road; thence along said centerline, North 62° 46' 52" East 205.91 feet to a point, being the true point of beginning; thence North 00° 00' 35" West 391.65 feet to a point, a #5 by 30" steel rod; thence along a line parallel to the South 1/16 Section line, North 89° 42' 14" East 180.00 feet to a point, a #5 by 30" steel rod; thence South 00° 00' 35" East 300.00 feet to a point along the centerline projection of Airstrip Road; thence along said centerline, South 62° 46' 52" West 202.39 feet to the point of beginning, TOGETHER WITH a strip of land 30 feet in width, lying along the Southern bound hereof and against the centerline projection of Airstrip Road, for the purposes of ingress and egress and heretofore expressed in Deed Volume M77, page 12062, Microfilm Records of Klamath County, Oregon.