

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100  
Bend, OR 97702

**2021-017317**

**Klamath County, Oregon**

11/18/2021 01:44:01 PM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0227732-DI

Toni Langhans and Zachary Langhans  
6508 Michael Road  
La Pine, OR 97739

**SEND TAX STATEMENTS TO:**

Toni Langhans and Zachary Langhans  
6508 Michael Road  
La Pine, OR 97739

APN: 136454

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Gregory R. Toepfer and Cindy A. Toepfer**, Grantor, conveys and warrants to **Toni Langhans and Zachary Langhans, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$355,000.00**). (See ORS 93.030).

**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.**

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/18/21

[Signature]  
Gregory R. Toepfer

Cindy Toepfer  
Cindy A. Toepfer

State of Oregon

County of Deschutes

This instrument was acknowledged before me on 11/18/21 - by Cindy A. Toepfer and Gregory R. Toepfer

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 8/16/24



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

A parcel of land situated in the N1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 16; thence South along the West line of said Section 16 a distance of 312.0 feet to the Northwest corner of parcel described in Deed Volume M69 at page 6733, Microfilm Records of Klamath County, Oregon; thence East along the North line of said parcel a distance of 312.0 feet to the Northeast corner thereof; thence North along the West line of parcel described in Deed Volume M66 at page 9785, a distance of 312.0 feet to the North line of the NW1/4 SW1/4 of said Section 16; thence West along said North line a distance of 312.0 feet to the point of beginning.

SAVING AND EXCEPTING the North 30 feet reserved for roadway.