



2022-005992
Klamath County, Oregon
05/10/2022 02:12:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

David W. Menken and Lisa R. Menken

4321 Highland Way

Klamath Falls, OR 97603

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

David W. Menken and Lisa R. Menken

4321 Highland Way

Klamath Falls, OR 97603

File No. 531023AM

STATUTORY WARRANTY DEED

Damon B. Langley and Michelle E. Langley,

Grantor(s), hereby convey and warrant to

David W. Menken and Lisa R. Menken, 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$275,000.00.

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:

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 9 day of May, 2022.

Damon B. Langley
Damon B. Langley

Michelle E. Langley
Michelle E. Langley

State of Oregon } ss
County of Klamath }

On this 9 day of May, 2022, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Damon B. Langley and Michelle E. Langley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/11/2023



EXHIBIT 'A'

Beginning at the Southwest corner of Lot 26, SUMMER HEIGHTS; thence West 30 feet along the South line of Lot 34, ELMWOOD PARK; thence North parallel to the West line of Lot 26, SUMMER HEIGHTS a distance of 90 feet; thence East parallel to the South line of said Lot 34 a distance of 30 feet to the West line of said Lot 26; thence South along the West line of said Lot 26, SUMMER HEIGHTS, 90 feet to the point of beginning, being a portion of Lot 34 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, the West 70.8 feet of the South 90 feet of Lot 26, and the West 5 feet of the North 56.1 feet of Lot 26, and the West 5 feet of Lot 27 of SUMMER HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.