

RODNEY E. PFEIFFER and BARBARA J. PFEIFFER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: GREGORY A. BROWN and JENNIE L. BROWN, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE ATTACHED EXHIBIT A AND B ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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.

The true and actual consideration for this conveyance is \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4301 SE FLAVEL STREET, PORTLAND, OR 97206

Dated this 31st day of December, 1997.

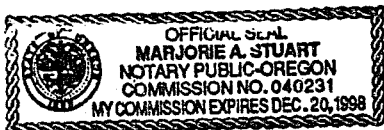
Rodney E. Pfeiffer
RODNEY E. PFEIFFER

Barbara J. Pfeiffer
BARBARA J. PFEIFFER

STATE OF Oregon SS. December 31 19 97
COUNTY OF Klamath

Personally appeared the above named Rodney E. Pfeiffer and
Barbara J. Pfeiffer

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43453-MS

Return to:

GREGORY A. BROWN
4301 SE FLAVEL STREET
PORTLAND, OR 97206

98 JAN -2 AM 1:08

EXHIBIT "A"
LEGAL DESCRIPTION

20

Lot 8 of TRACT 1265 - DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM:

Beginning at the Northwestern corner of said Lot 8; thence South 12 degrees 57' 36" East, along the Westerly line of said Lot 8, 40.00 feet; thence North 60 degrees 39' 28" East 150.00 feet; thence North 50 degrees 16' 46" East 221.98 feet to the Northeast corner of said Lot 8; thence South 60 degrees 39' 28" West 367.38 feet to the point of beginning. Bearings based on Property Line Adjustment 16-97.

TOGETHER WITH: an easement for underground telephone, cable and power 10 feet in width, more particularly described as follows:

Beginning at an existing utility box located approximately North 27 degrees 57' 36" West 155.00 feet from the Southwest corner of Lot 7, DEVONRIDGE; thence Southeast to an iron pin on the West line of Lot 8, DEVONRIDGE; thence Southeasterly 70 feet, more or less to a point on the Northerly line of the above described Exhibit "A" made a part hereof.

All maintenance shall be the responsibility of the Grantees, their heirs, successors and assigns.

See attached Exhibit "B" attached hereto and made a part hereof for approximate location of easement.

Exhibit B

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT 16-97

BEING LOT 8 OF TRACT 1265 - DEVONBRIDGE
SITUATED IN THE SE1/4 OF SECTION 5, T39S, R9EWM,
KLAMATH COUNTY, OREGON

NARRATIVE

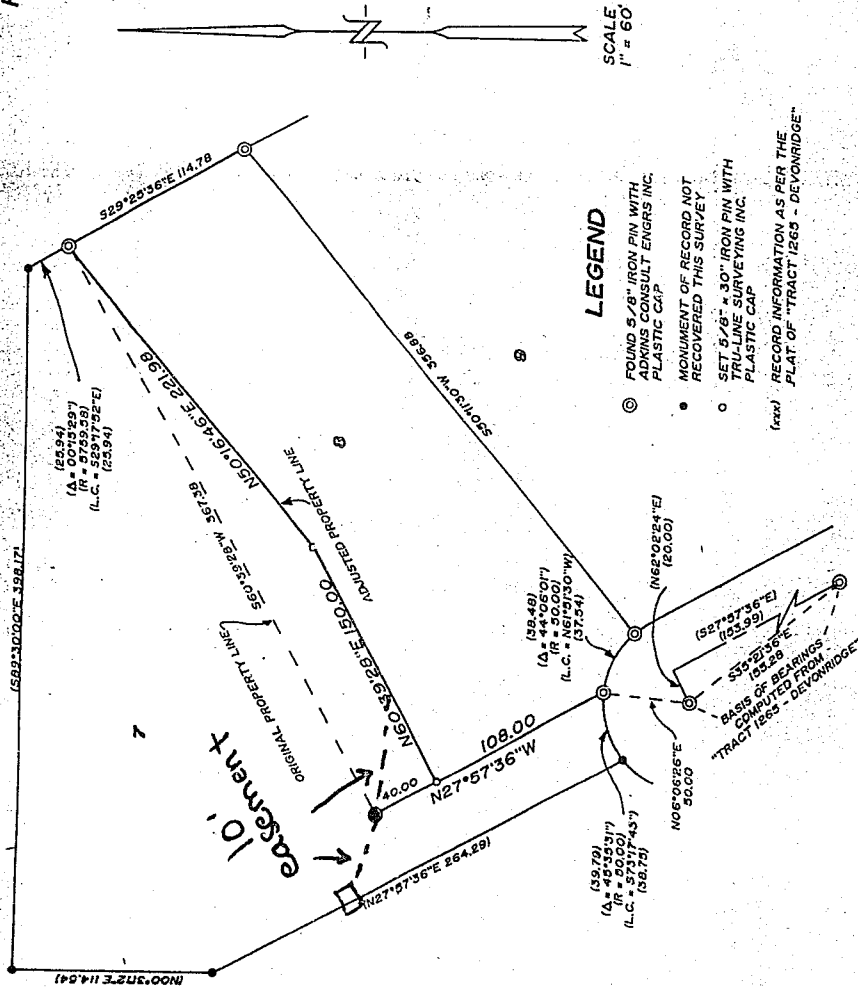
ROD PFEIFFER REQUESTED TRU-LINE SURVEYING INC. TO SURVEY
AND MONUMENT PROPERTY LINE ADJUSTMENT 16-97. FOUND
MONUMENTS FROM TRACT 1265 - DEVONBRIDGE WERE USED FOR
CONTROL TO SET THE MONUMENTS AS SHOWN.

EXPIRES 12/31/97

AMERITITLE

TRU SURVEYING INC. LINE
2333 SUMMERS LANE
KLAMATH FALLS, OREGON 97603

SURVEYED FOR	ROD PFEIFFER
SURVEYED BY	S.C.C. 8 E.M.R.
MAPPED BY	S.C.C. 8 C.B.E.
CHECKED BY	D.A.E.
	7-97
	7-97
	7-97



LEGEND

- FOUND 5/8" IRON PIN WITH PLASTIC CAP
 - MONUMENT OF RECORD NOT RECOVERED THIS SURVEY
 - SET 5/8" 30" IRON PIN WITH PLASTIC CAP
- (xxx) RECORD INFORMATION AS PER THE PLAT OF TRACT 1265 - DEVONBRIDGE

R.P.
500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 2nd day
of Janaury A.D., 19 98 at 11:08 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 19

FEE \$40.00

By Bernetha G. Letsch, County Clerk