



## WARRANTY DEED

ATC #03047261  
 AFTER RECORDING RETURN TO:  
 LEE K. DEVORE  
 5626 MILLER AVENUE  
 KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

MARY E. WOODARD, hereinafter called GRANTOR(S), convey(s) and  
 warrants to LEE K. DEVORE, hereinafter called GRANTEE(S), all  
 that real property situated in the County of KLAMATH, State of  
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . .

*LKD*  
 "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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

*LKD*  
 The true and actual consideration for this transfer is  
 \$53,500.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

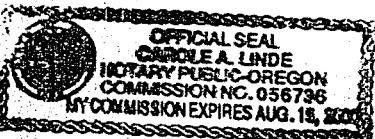
IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 19th day of February, 1998.

*Mary E. Woodard*  
 MARY E. WOODARD

STATE OF OREGON, County of Klamath)ss.

On February 19, 1998, personally appeared MARY E. WOODARD who  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

*Carole A. Linde*  
 Notary Public for Oregon  
 My Commission Expires: 8/15/00.



5652

EXHIBIT "A"

Lot 23, PLEASANT HOME TRACTS NO. 2, in the County of Klamath,  
State of Oregon. EXCEPTING the Southerly portion described as  
follows:

Beginning at the Southeast corner of Lot 23; thence North 00  
degrees 43' 00" West, along the East line of said Lot 23,  
111.00 feet to an existing fence; thence North 89 degrees 13'  
05" West, along said fence, 80.00 feet to the West line of said  
Lot 23; thence South 00 degrees 43' 00" East 113.00 feet to the  
Southwest corner of said Lot 23; thence North 89 degrees 21'  
00" East to the point of beginning.

CODE 41 MAP 3909-2AD TL 6900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 23rd day  
of February A.D. 19 98 at 11:32 o'clock A. M., and duly recorded in Vol. 198  
of Deeds on Page 5651  
By Bernetha G. Lessch, County Clerk  
Kathleen Ross

FEE \$35.00