



## 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.

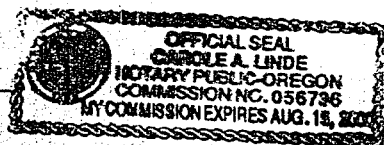
IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of February, 1998.

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.



## 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. M98  
of Deeds on Page 5651

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross