

1999 SEP -3 PM 3:37

MT48695-KR
WARRANTY DEED

Vol M99 Page 35641

THE ELIZABETH A. SLADE FAMILY TRUST U.T.A.D. JANUARY 26, 1990,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RODNEY E. PFEIFFER and BARBARA J. PFEIFFER, as tenants by the entirety,
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3507-028D0-01200

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:
DEED RESTRICTION: As partial consideration for the sale of the property
herein, this property shall not be used for commercial purposes for
operation of a service station, convenience store or grocery store
without the express written consent of the owner of the property
described in Exhibit "B" attached hereto. This restrictive covenant
shall survive transfers of the property by deed or operation of law, and
may only be released by the express written consent of the owner of the
aforementioned property to which this covenant benefits.

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 70,000.00.

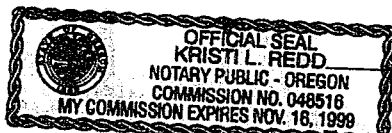
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1403 DEVONRIDGE, KLAMATH FALLS, OR 97601

Dated this 3rd day of September, 1999

THE ELIZABETH A. SLADE FAMILY TRUST
U.T.A.D. JANUARY 26, 1990
BY: Roderick L. Slade
RODERICK L. SLADE, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 3, 1999 by
RODERICK L. SLADE, TRUSTEE OF THE ELIZABETH A. SLADE FAMILY TRUST U.T.A.D.
JANUARY 26, 1990.



Kristi L. Redd
(Notary Public for Oregon)
Commission expires 11/16/99

ESCROW NO. MT48695-KR

Return to:
RODNEY E. PFEIFFER
1403 DEVONRIDGE
KLAMATH FALLS, OR 97601

40⁰²
M

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in that portion of Government Lot 25, Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Dalles-California Highway and more particularly described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 8 degrees 41' East a distance of 1860.73 feet from the iron pin on the intersection of the North line of Government Lot 17 and the Easterly boundary of said Highway; thence South 89 degrees 43' East parallel with the North line of Government Lot 17, a distance of 250 feet to an iron pin; thence North 8 degrees 41' West parallel with said Dalles-California Highway a distance of 200 feet to an iron pin; thence North 89 degrees 43' West parallel with said North line of Government Lot 17 a distance of 250 feet to an iron pin on the Easterly boundary of said Highway; thence South 8 degrees 41' East along the Easterly boundary of said Highway, a distance of 200 feet more or less, to the place of beginning.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon, by and through its Department of Transportation Highway Division by instrument recorded June 4, 1988 in Volume M88, at page 36, Microfilm Records of Klamath County, Oregon.

EXHIBIT "B"
LEGAL DESCRIPTION

A parcel of land situated in the SE1/4 of the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

From the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, South 89 degrees 43' West 501.6 feet to an iron pin, the point of beginning; thence North 8 degrees 41' West 612.87 feet to an iron pin on the Southerly boundary of that certain parcel of land described in Deed Volume 317 at page 366; thence South 89 degrees 43' West along the Southerly boundary of said parcel 120 feet to an iron pin on the Easterly boundary of the Dalles-California Highway; thence South 8 degrees 41' East 612.87 feet to an iron pin; thence South 89 degrees 49', East 120 feet to the point of beginning.

ALSO, from the Southeast corner of Section 28, Township 35 South, Range 7 East of the Willamette Meridian; South 89 degrees 43' West 501.6 feet to an iron pin, the point of beginning; thence North 8 degrees 41' West 612.87 feet to an iron pin on the Southerly boundary of that parcel of land described in Deed Volume 317, page 366; thence East along said parcel 130 feet to an iron pin; thence South 8 degrees 41' West 609.41 feet to an iron pin; thence South 89 degrees 43' West 65 feet to the point of beginning.

EXCEPTING THEREFROM, that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by instrument, recorded February 2, 1988 in Volume M88, at page 1510, Microfilm Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 9/03/99, at 3:37 p.m.
In Vol. M99 Page 35641
Linda Smith,
County Clerk Fee \$ 40⁰⁰-