

MAR 19 2001 3:34 P.M.

WARRANTY DEED

RALPH E. PATTERSON and JERRY M. HERMES, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
STEPHEN E. GOODMAN,

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
3909-005DB-01203-000 881672

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 190,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1424 DEVONRIDGE DRIVE, KLAMATH FALLS, OR 97601

Dated this 16th day of March, 2001.

Ralph E. Patterson

RALPH E. PATTERSON

Jerry M. Hermes

JERRY M. HERMES

State of Oregon
County of

This instrument was acknowledged before me on March 16, 2001 by RALPH
E. PATTERSON AND JERRY M. HERMES.

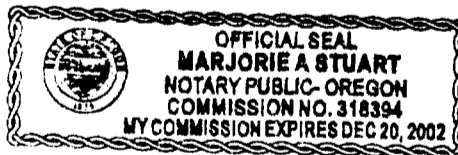
Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53308-MS

Return to:
STEPHEN E. GOODMAN
1424 DEVONRIDGE DRIVE
KLAMATH FALLS, OR 97601



26.00 M

EXHIBIT "A"
LEGAL DESCRIPTION

10952

That portion of Lot 3, TRACT 1265 - DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying East of the following described line:

Beginning at the Northeast corner of Lot 5, TRACT 1265, DEVONRIDGE; thence South 89 degrees 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00 degrees 31' 12" West 114.54 feet; thence South 27 degrees 57' 36" East 84.56 feet; thence, leaving said Lot 6 boundary, South 48 degrees 20' 08" West 65.39 feet; thence South 00 degrees 12' 06" West 113.88 feet; thence South 00 degrees 23' 17" West 147.54 feet; thence South 27 degrees 12' 55" East 151.60 feet to the Northwest corner of Lot 2, thence North 89 degrees 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00 degrees 31' 12" East 628.32 feet to the point of beginning.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the Northeasterly corner of Lot 3, TRACT 1265, DEVONRIDGE, thence along the Northerly line of said Lot 3, South 70 degrees 36' 33" West 143.29 feet; thence South 00 degrees 23' 17" West 20.77 feet; thence North 63 degrees 12' 07" East 151.58 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed by instrument recorded in Volume M97 at page 24311, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

A portion of Lot 3 "Tract 1265, DEVONRIDGE", a duly recorded subdivision, as described in Deed Volume M96, page 36707, Microfilm Records of Klamath County, Oregon and rerecorded in Volume M96, page 37785, Microfilm Records of Klamath County, Oregon, to be combined with that tract of land described in Book of Mortgages M97, page 6265, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 63 degrees 12' 07" West 151.58 feet to the Southwest corner of that tract of land described in said Volume 97, page 6265, Microfilm Records of Klamath County, Oregon; thence North 75 degrees 31' 23" East 193.72 feet to the beginning of a curve on the East line of said Lot 3; thence along said Easterly line on the arc of a curve to the left (radius point bears South 62 degrees 02' 24" West 20.00 feet and central angle equals 64 degrees 37' 12") 22.56 feet to the point of reverse curve and on the arc of a curve to the right (radius point bears North 05 degrees 01' 06" West 50.00 feet and central angle equals 40 degrees 55' 32") 35.71 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 03/19/01, at 3:34 p.m.
In Vol. M01 Page 16951
Linda Smith,
County Clerk Fee \$ 26⁰⁰