

02 APR 8 PM3:09

MTC 56457
WARRANTY DEED

Vol M02 Page 20684

KNOW ALL MEN BY THESE PRESENTS, that RODNEY E PFEIFFER AND BARBARA J PFEIFFER, herein called the Grantor, for the consideration herein stated, does herein warrant grant, bargain, sell and convey unto LISA A BODE, herein called the Grantee, and unto Grantee's heirs, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF

State of Oregon, County of Klamath
Recorded 04/08/2002 3:09 p m.
Vol M02. Pg 20684-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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.

To have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with grantee and grantee's heirs successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ CORRECTION OF THAT CERTAIN LEGAL DESCRIPTION AS SHOWN IN WARRANTY DEED RECORDED IN VOLUME M99 AT PAGE 48234, MICROFILM RECORDS OF KLAMATH COUNTY OREGON

In construing this deed and where the context so requires, the singular includes the plural and grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of MARCH 2002 ; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Rodney E Pfeiffer
Rodney E Pfeiffer

Barbara J Pfeiffer
Barbara J Pfeiffer

State of Oregon
County of Klamath

April 5, 2002

Acknowledged before me on ~~March 11, 2002~~ by Rodney E Pfeiffer and Barbara J Pfeiffer acknowledged this instrument to be their voluntary act and deed.

Kristi L. Redd
Notary Public for Oregon



TAXES & AFTER RECORDING RETURN TO:

Lisa Bode
1418 Devonridge Dr.
Klamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

20685

A parcel of land located in the SE1/4 of Section 5, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being portions of Lots 3 and 4, Tract 1265, DEVONRIDGE and being more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, TRACT 1265, DEVONRIDGE; thence, North 76 degrees 32' 59" West 120.09 feet; thence, South 00 degrees 23' 17" East 147.54 feet; thence, North 63 degrees 12' 07" East 151.58 feet to the Southwesterly corner of said Lot 4; thence, Northwesterly 57.24 feet along the arc of a 50.00 foot radius curve to the right, the long chord of which bears North 18 degrees 51' 22" West 54.17 feet to the point of beginning; subject to a 20.00 foot wide access easement along the Northerly boundary of the above described parcel.

**LEGAL DESCRIPTION FOR
PROPERTY LINE ADJUSTMENT 17-97**

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, to be combined with that tract of land described in Book of Mortgages M97, page 6265, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3; thence South 63° 12' 07" West 151.58 feet to the Southwest corner of that tract of land described in said Volume M97, page 6265, Microfilm Records of Klamath County, Oregon; thence North 75 ° 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° 02' 24" West 20.00 feet and central angle equals 64° 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° 01' 06" West 50.00 feet and central angle equals 40° 55' 32") 35.71 feet to the point of beginning.