

03 OCT 20 PM 3:00



MT62921 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JACOBUS A. DE GROOT

1424 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 10/20/03 3:00 P M

Vol M03 Pg 77944-45

Linda Smith, County Clerk

Fee \$ 260 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

JACOBUS A. DE GROOT

1424 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT62921-KR

WARRANTY DEED

STEPHEN E. GOODMAN and LINDA GOODMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JACOBUS A. DE GROOT, 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:

LEGAL DESCRIPTION

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° 30' 00" East 186.51 feet to the Northeast corner of Lot 6; thence along the Easterly boundary of Lot 6 South 00° 31' 12" West 114.54 feet; thence South 27° 57' 36" East 84.56 feet; thence, leaving said Lot 6 boundary, South 48° 20' 08" West 65.39 feet; thence South 00° 12' 06" West 113.88 feet; thence South 00° 23' 17" West 147.54 feet; thence South 27° 12' 55" East 151.60 feet to the Northwest corner of Lot 2, thence North 89° 28' 49" West 249.90 feet to the Southeast corner of Lot 5; thence North 00° 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° 36' 33" West 143.29 feet; thence South 00° 23' 17" West 20.77 feet; thence North 63° 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° 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° 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.

Tax Account No.:3909-005DB-01203-000

Key No.:

881672

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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.

The true and actual consideration for this conveyance is \$220,000.00.

26.00
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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.

Dated this 20th day of October, 2003.

Stephen E. Goodman
STEPHEN E. GOODMAN

Linda Jane Goodman
LINDA GOODMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 20, 2003 by STEPHEN E. GOODMAN and LINDA GOODMAN.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2003