

THIS SPACE F

2008-000166  
Klamath County, Oregon



01/04/2008 03:33:44 PM

Fee: \$26.00



Part Of The JELD-WEN Family

MT80997-LW

After recording return to:

RODNEY E. PFEIFFER

1403 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

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

RODNEY E. PFEIFFER

1403 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT80997-LW

Title No. 0080997

SWD

### STATUTORY WARRANTY DEED

**RALPH P. ECCLES and CARRIE A. GANONG**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RODNEY E. PFEIFFER and BARBARA J. PFEIFFER**, as tenants by the entirety, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$90,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 3 day of January 2008.

RALPH P. ECCLES

CARRIE A. GANONG

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 3, 2008 by RALPH P. ECCLES and CARRIE A. GANONG.

(Notary Public for Oregon)



My commission expires 11/20/2011

26 AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the iron pin monument marking the center one-quarter corner of said Section 5; thence South 89° 30' East along the East-West centerline of said Section a distance of 510.6 feet to an iron pin; thence North 28° 14' West a distance of 300.0 feet to an iron pin on the Easterly boundary of a 50 foot roadway which is the True Point of Beginning of this description; thence South 89° 30' East along the North line of parcel described in Deed Volume 348, page 463, Deed Records of Klamath County, Oregon, a distance of 350.0 feet, more or less, to the Westerly right of way line of Old Highway No. 97; thence North 27° 21' West along said right of way line a distance of 322.06 feet; thence South 59° 12' 21" West a distance of 304.13 feet to the Easterly boundary of a 50 foot roadway; thence along said boundary, South 36° 05'30" East a distance of 80.0 feet; thence along the arc of a 75 foot radius curve to the right a distance of 65.9 feet to the true point of beginning.

ALSO being known as Parcel 2, FINAL MAP, MINOR LAND PARTITION NO. 33-38, located in the SE1/4 of the NW1/4 and SW1/4 of the NE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for vehicular and public utility access as created by instrument recorded April 25, 1984 in Volume M84, page 6789, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.