



**Aspen**  
TITLE & ESCROW, INC.

#01034709-Part 2  
WARRANTY DEED

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Ronald P. Bodley  
P.O. Box 175  
Weimar, CA. 95736

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

INDEPENDENT EXCHANGE SERVICES, INC., a corporation, hereinafter called GRANTOR(S), convey(s) to RONALD P. BODLEY and PHYLLIS A. BODLEY, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Conditions and Restrictions as shown on the recorded plat of Fair Acres Subdivision No. 1. 2) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District. 3) Reservation, including the terms and provisions thereof, as set out in Deed recorded March 4, 1929 in Book 86, page 109, Deed Records. 4) Any improvement located upon the property which constitutes a mobile home as defined by Chapter 801 Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$75,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of January, 1990.

INDEPENDENT EXCHANGE SERVICES, INC.

BY: 

STATE OF CALIFORNIA, County of \_\_\_\_\_) ss.

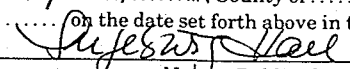
STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO ss.

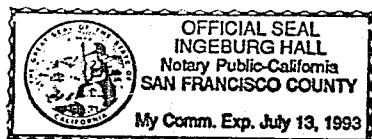
On this 22nd day of JANUARY, in the year 1990, before me, INGEBURG HALL, a Notary Public, State of California, duly licensed and sworn, personally appeared BRANDT NICHOLSON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as VICE PRESIDENT or on behalf of the corporation therein named and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California, County of San Francisco on the date set forth above in this certificate.

  
Notary Public, State of California

My commission expires 7-13-93



## EXHIBIT "A"

A parcel of land situate in Lots 39 and 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pin on the Southwest corner of Lot 39 of FAIR ACRES SUBDIVISION NO. 1, and running thence North along the West line of said Lot 39, 139.2 feet to the Northwest corner of said Lot 39; thence East along the North line of said Lot 39, 131.0 feet; thence North parallel to the West line of Lot 40, 139.2 feet; thence East parallel to the South line of Lot 40, 90.0 feet; thence South parallel to the West line of Lots 39 and 40, 278.4 feet to an iron pin on the South line of Lot 39 from which the iron pin marking the Southeast corner of Lot 39 bears East 92.0 feet distant; thence West along the South line of said Lot 39, 221.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Westerly 5.0 feet of Lot 39 conveyed to the County for road purposes in Volume 349 at Page 474 and excepting therefrom any easements and/or rights of way for a sanitary sewer of the South Suburban Sanitary District and Canal of the Enterprise Irrigation District of record or apparent upon the premises.

CODE 41 MAP 3809-35DC TL 1900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 25th day  
of Jan. A.D., 19 90 at 3:02 o'clock P.M., and duly recorded in Vol. M90  
of Deeds on Page 1781  
By Evelyn Biehn County Clerk  
Douglas M. Melendore

FEE \$33.00