

WARRANTY DEED

MTC 353134F

KNOW ALL MEN BY THESE PRESENTS, That FOLMER BODIKER, TRUSTEE AND BERNICE BODIKER AS TRUSTOR
THE TRUSTEES OF THE FOLMER AND BERNICE BODIKER REVOCABLE TRUST
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT A. LEAVENGOOD AND VIKKI A. LEAVENGOOD, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

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

MOUNTAIN TITLE COMPANY

"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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent to the land, if any, as of the date of this deed and that 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 paid for this transfer, stated in terms of dollars, is \$ 71,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all 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 9th day of JUNE, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
 County of _____) ss.
 _____, 19 _____

TRUSTEES OF THE FOLMER AND BERNICE BODIKER REVOCABLE TRUST

John M. Bodiker TRUSTEE
Bernice M. Bodiker Trustor

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of KLAMATH) ss.

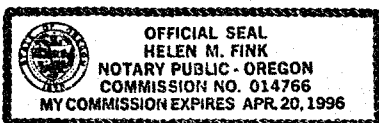
The foregoing instrument was acknowledged before me this June 9, 1995, by FOLMER BODIKER,

TRUSTEE ~~XXXXXXXXXX~~ and by BERNICE BODIKER,
 TRUSTOR ~~XXXXXXXXXX~~ of THE FOLMER AND BERNICE BODIKER

REVOCABLE TRUST AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE
 a VOLUNTARY ACT AND DEED.

Notary Public for Oregon
 My commission expires:

Helen M. Fink
 (SEAL)



TRUSTEES OF THE FOLMER AND BERNICE BODIKER REV. TRUST
 20227 MURPHY ROAD
 BEND, OR 97702

GRANTOR'S NAME AND ADDRESS

SCOTT A. LEAVENGOOD AND VIKKI A. LEAVENGOOD,
 225 GRANT STREET
 KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SCOTT A. LEAVENGOOD AND VIKKI A. LEAVENGOOD
 225 GRANT STREET
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

SCOTT A. LEAVENGOOD AND VIKKI A. LEAVENGOOD
 225 GRANT STREET
 KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SINCE RESERVED

FOR
 RECORDER'S USE

By _____ Recording Officer
 Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The Northeastern 13 feet of Lot 8 and the Southwestern 27 feet of Lot 9 in Block 27 as shown on the map entitled "FIRST ADDITION TO THE CITY OF KLAMATH FALLS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on the Northern line of Grant Street said point being the Southern corner of said Lot 8, running thence North 38 degrees 45' East along said Northern line of Grant Street 40 feet to the true point of beginning of this description; thence continuing along said Northern line of Grant Street North 38 degrees 45' East 40 feet; thence leaving said Northern line of Grant Street and at right angles thereto North 51 degrees 15' West 110 feet to a point on the Southern line of a 20 foot dedicated alley as shown on said map; thence along said Southern line South 38 degrees 45' West 40 feet to a point; thence leaving said line and at right angles thereto South 51 degrees 15' East 110 feet to said true point of beginning of this description.

PARCEL 2

The Westerly 9 feet of the Easterly 26 feet of Lot 9, Block 27 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 9th day
of June _____ A.D., 19 95 at 3:47 o'clock P M., and duly recorded in Vol. M95,
of _____ Deeds _____ on Page 15368.

FEE \$35.00

By Bernetha G. Letsch County Clerk
[Signature]