

AFTER RECORDING RETURN TO:

Michael Ratliff
Ratliff & Whitney-Smith
905 Main Street, Ste 200
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Michael Ratliff, Successor Trustee
Tillie L. Goold Trust
905 Main Street, Ste 200
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Vincent Bodner, Jr.
P. O. Box 366
Sprague River OR 97639

GRANTEE'S NAME AND ADDRESS:

Michael Ratliff, Successor Trustee
Tillie L. Goold Trust
905 Main Street, Suite 200
Klamath Falls, OR 97601

MTC 42183
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That VINCENT BODNER, JR., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL RATLIFF, SUCCESSOR TRUSTEE, TILLIE L. GOOLD TRUST U.A.D. June 28, 1990, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:
The S1/2SE1/4 of Section 25, Township 35 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

The NE1/4 of Section 36, Township 35 South, Range 9 East of the Willamette Meridian, lying Northerly of the center thread of main channel of Sprague River as it exists March 20, 1976. Said main channel qualified as running nearest the North line of Section 36, Township 35 South, Range 10 East of the Willamette Meridian.

PARCEL 3:

The S1/2S1/2 of Section 30, Township 35 South, Range 10 East of the Willamette Meridian.

PARCEL 4:

The N1/2N1/2NE1/4, the N1/2S1/2N1/2NE1/4, the NE1/4NW1/4, the N1/2N1/2SE1/4NW1/4 of Section 31, Township 35 South, Range 10 East of the Willamette Meridian.

PARCEL 5:

Government Lots 1 and 2 lying Northerly and Easterly of center thread of the main channel of the Sprague River as it exists March 20, 1976 in Section 31, Township 35 South, Range 10 East of the Willamette Meridian. The said center thread of main channel of Sprague River qualified as running nearest the Easterly line of said Section 31, Township 35 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the 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 (none), and that grantor will warrant and forever defend the 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 \$127,680.00, which has been paid.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of September, 1999; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Vincent Bodner Jr.
Vincent Bodner, Jr.

STATE OF OREGON; County of Klamath) ss.

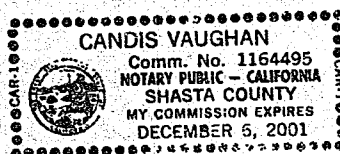
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this _____ day of September, 1999, by Vincent Bodner, Jr.

NOTARY PUBLIC FOR OREGON
My Commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of SHASTAOn OCTOBER 28, 1999 before me, CANDIS VAUGHAN, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared VINCENT BODNER, JR
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Candis Vaughan
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

10-28-99

DATE OF DOCUMENT

NO OTHER SIGNERS

SIGNER(S) OTHER THAN NAMED ABOVE

State of Oregon, County of Klamath
Recorded 11/03/99, at 11:10 a.m.
In Vol. M99 Page 43981

Linda Smith,
County Clerk

Fee \$ 40⁰⁰