

08 SEP 19 PM 3:32



After recording return to:
RD & BD Properties, LLC
4532 South 6th Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
RD & BD Properties, LLC
4532 South 6th Street
Klamath Falls, OR 97603

File No.: 7021-97258 (cs)
Date: September 16, 2003

Vol M03 Page 70121
State of Oregon, County of Klamath
Recorded 09/19/03 3:32 P m
Vol M03 Pg 70121-24
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

STATUTORY WARRANTY DEED

Dino D. Bolto and Margaret Carr Bolto, Trustees of the Dino D. Bolto and Margaret Carr Bolto Revocable Trust under Declaration, dated March 27, 1998, Grantor, conveys and warrants to RD & BD Properties, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT: 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.

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$156,450.00**. (Here comply with requirements of ORS 93.030)

26 K

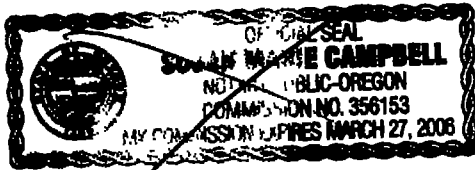
Dino D. Boito and Margaret Carr Boito,
Trustees of the Dino D. Boito and Margaret
Carr Boito Revocable Trust under Declaration

Dino D. Boito, Trustee
Dino D. Boito, Trustee

Margaret Carr Boito, Trustee
Margaret Carr Boito, Trustee

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of September, 2003
by Dino D. Boito and Margaret Carr Boito as Trustees of Dino D. Boito and Margaret Carr Boito, Trustees
of the Dino D. Boito and Margaret Carr Boito Revocable Trust under Declaration, on behalf of the Trust.



Susan Marie Campbell

Susan Marie Campbell

Notary Public for Oregon

My commission expires: March 27, 2006

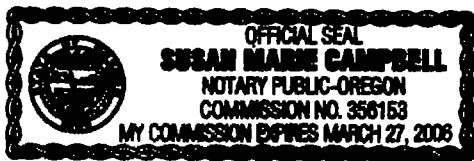


EXHIBIT A**LEGAL DESCRIPTION:**

The real property described as follows: Lots 1, 2, 3, 4, 5 and 6, and the Northerly one-half of the adjacent vacated alley, Block 2, St. Francis Park subdivision, situated in the SW1/4 of Section 2 T39S, R9 EWM, according to the official plat thereof on file in the office of Klamath County, Oregon; Beginning at a 5/8 inch iron pin marking the Northeast corner of Lot 1, Block 2, said subdivision, said point being the intersection of the southerly right of way line of South Sixth Street with the Westerly right-of-way line of Gettle Street; thence S89°53' West along the southerly right-of-way line of South Sixth Street and along the northerly line of said Lots 1, 2, 3, 4, 5 and 6 (the bearing of this line is S89°43'30" W by Oregon State Highway Department maps) a distance of 150.00 feet to a one-half inch iron pin on the Northwest corner of said Lot 6; thence S00°20'W along the Westerly line of said Lot 6 and along the Southerly extension of said line (the bearing of this line is S00°13'W according to the official plat thereof) a distance of 145.00 feet to a 5/8 inch iron pin in the centerline of the vacated alley in said Block 2; thence N89°53'E along the centerline of said vacated alley a distance of 150.00 feet to a 5/8 inch iron pin at the intersection of the centerline of said vacated alley with the westerly right-of-way line of Gettle Street; thence N00°20' E along the westerly right-of-way line of Gettle Street (the bearing of this line is N00°13'E according to the official plat thereof) a distance of 145.00 feet to the point of beginning.

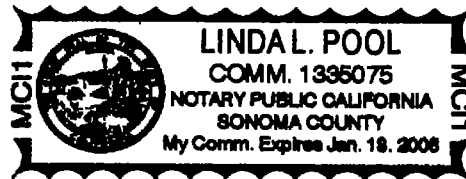
ALL-PURPOSE ACKNOWLEDGMENT 70124

STATE OF California
COUNTY OF Sonoma }

On Sept. 18, 2003 before me, Linda L. Pool
personally appeared Margaret Carr Boito
personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed in 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,

Linda L. Pool
NOTARY PUBLIC IN AND FOR THE SAID STATE



CAPACITY CLAIMED BY SIGNER
NAME OF PERSON(S) OR ENTITY(IES)

- ☒ INDIVIDUAL(S)
☐ CORPORATE _____
OFFICER(S) _____ TITLE(S) _____
☐ PARTNER(S) _____
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ SUBSCRIBING WITNESS
☐ GUARDIAN/CONSERVATOR
☐ OTHER _____

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

Margaret Carr Boito

ATTENTION NOTARY: Although the information requested below is optional, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT THE RIGHT:**

Title or Type of Document Warranty Deed
Number of Pages 3
Date of Document March 29, 19 Sept. 16, 2003
Signer(s) Other Than Named Above _____

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