

Vol M03 Page 76620

State of Oregon, County of Klamath
Recorded 10/15/03 1:41 P m
Vol M03 Pg 76620-22
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY SPECIAL WARRANTY DEED

RONALD P. BODLEY and PHYLLIS A. BODLEY, Husband and Wife,
Grantors, convey and specially warrant to RONALD P. BODLEY and PHYLLIS A.
BODLEY, INITIAL TRUSTEES OF THE RONALD AND PHYLLIS BODLEY TRUST
DATED October 15, 2003, Grantee, the following described real property in
Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as
specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO reservations and restrictions of record, easements and rights of way of
record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00.

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.

Until a change is requested, send tax statements to: No Change

Dated this 15 day of October, 2003.

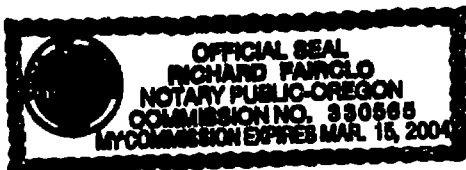
X Ronald P. Bodley
X Phyllis A. Bodley

STATE OF OREGON

] ss.
]

County of Klamath

The foregoing instrument was acknowledged before me this 15 day of
October, 2003, by RONALD P. BODLEY and PHYLLIS A. BODLEY, Husband and
Wife.



Richard Fairclo
Notary Public for Oregon
My Commission expires:

P/c Richard Fairclo
Attorney at Law
280 Main Street
Klamath Falls OR 97601

EXHIBIT "A"

76621

The following-described real property in Klamath County, Oregon:

Parcel 1:

All of Lot 3; Lot 4, EXCEPT the Southerly 60 feet; The Westerly 6 feet of Lot 5, EXCEPT the Southerly 60 feet, in V'CORY ACRES, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2AA TL 5400

Parcel 2:

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 to the iron pin marking 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

76622

Parcel 3:

A tract of land situated in the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NE 1/4 of said Section 10; thence South 01 degrees 12' East along the centerline of Summers Lane (this bearing is based on record of survey maps No. 628 and 633 surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 740.0 feet; thence South 88 degrees 48' West at right angles to Summers Lane a distance of 185 feet to the true point of beginning of this description, said point being on the property line of that land deeded to Lee and recorded in M-66 at Page 9803, Klamath County Records; thence continuing South 88 degrees 48' West a distance of 194.20 feet to a point; thence South 03 degrees 07' East a distance of 146.81 feet; thence South 00 degrees 43' East a distance of 96.97 feet; thence North 88 degrees 44' East 285.10 feet to a point; thence North 01 degrees 12' West a distance of 120.00 feet; thence South 88 degrees 44' West a distance of 95 feet; thence North 01 degrees 12' West a distance of 123.48 feet to the point of beginning.

/ A tract of land situated in the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Summers Lane, said point being North 01 degrees 12' West (this is the bearing of the centerline of Summers Lane as shown on record of survey maps No. 628 and 633, surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 326.7 feet and South 88 degrees 44' West a distance of 30.0 feet from the East one-fourth corner of said Section 10; thence North 01 degrees 12' West along the West line of Summers Lane a distance of 20.0 feet to the Southeast corner of that tract of land described in Deed Volume 205 at Page 403, Klamath County Deed Records; thence South 88 degrees 44' West to the West line of the USRS F-7 Lateral; thence Southerly along the West line of said lateral to a point that is South 88 degrees 44' West from the point of beginning; thence North 88 degrees 44' East to the point of beginning.

CODE 41 MAP 3909-10AD TL 1700