

After Recording Return to:

LEO J BOCCHI TESTAMENTARY FAMILY TRUST

1980 Benson Ave
Klamath Falls, OR 97601-1508

Until a change is requested all tax statements

Shall be sent to the following address:

LEO J BOCCHI TESTAMENTARY FAMILY TRUST

Same as above

State of Oregon, County of Klamath

Recorded 10/07/04 3:01 p mVol M04 Pg 68226-28

Linda Smith, County Clerk

Fee \$ 31⁰⁰ # of Pgs 3Aspen: 50947MS
WARRANTY DEED
(INDIVIDUAL)

WILLIAM A BARTLETT AND CATHERINE M. BARTLETT, CO-TRUSTEES UNDER TRUST AGREEMENT DATED MARCH 19, 1998 AND WILLIAM A. BARTLETT AND CATHERINE M. BARTLETT, HUSBAND AND WIFE, herein called Grantors, convey(s) to MARGIE F. BOCCHI, TRUSTEE OF THE LEO J BOCCHI TESTAMENTARY FAMILY TRUST, herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 equitable exchange
(here comply with the requirements of ORS 93.930)

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.

Dated: September 24, 2004.

BARTLETT FAMILY TRUST

Catherine M. Bartlett, Trustee

CATHERINE M. BARTLETT, TRUSTEE

Catherine M. Bartlett

CATHERINE M. BARTLETT, INDIVIDUAL

William A. Bartlett by Catherine M. Bartlett

WILLIAM A. BARTLETT, INDIVIDUAL, BY CATHERINE M. BARTLETT HIS ATTORNEY IN FACT

STATE OF Arizona, County of Graham) ss.

On Sept 27, 2004, 2004 personally appeared the above named Catherine M. Bartlett, for herself individually and as Trustee for the Bartlett Family Trust and as Attorney in Fact for William A. Bartlett and acknowledged the foregoing instrument to be her voluntary act and deed and that of said principal.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059947

Before me:

Notary Public for State of Arizona, County of GrahamMy commission expires: May 1, 2005

Official Seal

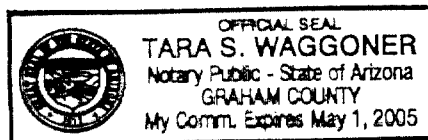


Exhibit A

PARCEL 1:

All that portion of the W 1/2 of the SE 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, that lies South and East of the county road known as Old Fort Road. EXCEPTING THEREFROM the following:

Beginning at a point, marked with a one-half inch steel rod, on the Easterly right of way boundary of Old Fort Road, this date existing which point bears North 23.72 feet and East 287.01 feet from the South 1/16 corner of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along said Easterly right of way boundary of Old Fort Road, North 50° 34' East 96.88 feet and North 23° 00' East 229.12 feet to a 1/2 inch iron pipe; thence leaving said right of way boundary, at right angles, bearing South 67° 00' East 676.63 feet to a 1/2 inch iron pipe; thence South 18° 09' West 316.12 feet to a one-half inch iron pipe; thence North 67° 00' West 735.41 feet to a 1/2 inch iron pipe on existing fence line; continuing North 67° 00' West 12.78 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of real property in the NW 1/4 of the SE 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that land recorded in Volume 260 at Page 278 of Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly right of way boundary of the Old Fort Road (county road) and the North boundary of the NW 1/4 SE 1/4 of said Section 22; thence East along said boundary 304.0 feet, more or less, to the Northeast corner of said NW 1/4 SE 1/4; thence South along the East boundary of same, a distance of 810.0 feet; thence West 647.0 feet, more or less, to the Easterly right of way boundary of aforesaid Old Fort Road (county road); thence Northeasterly along said right of way boundary to the point of beginning.

AND

The W 1/2 the NE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

AND

The E 1/2 of the NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. LESS AND EXCEPT that portion in Old Fort Road.

PARCEL 2:

The NW 1/4 of the SE 1/4 of Section 27; and a tract of land situated in the W 1/2 SW 1/4 of Section 26 and the E 1/2 SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the corner common to Sections 26, 27, 34 and 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East, along the section line a distance of 660 feet, to an iron pin; thence North 1,747 feet; thence West 2,020 feet to the West line of the NE 1/4 SE 1/4 of said Section 27; thence South along the subdivision line, a distance of 1,747 feet, more or less, to the Southwest corner of the SE 1/4 of the SE 1/4 of said Section 27; thence East along the section line, a distance of 1,360 feet, more or less, to the point of beginning.

ALSO a tract of land in the NE 1/4 SE 1/4 of Section 27 and the NW 1/4 SW 1/4 of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the quarter corner common to said Sections 26 and 27; thence South 89° 40' West along the centerline of said Section 27, a distance of 1,358.52 feet to the West boundary of the NE 1/4 SE 1/4 of said Section 27; thence South 0° 21' West along said West boundary a distance of 928.25 feet to an iron pin; thence North 89° 29' East along the North line of that land deeded to Coleman and described in Deed Records of Klamath County, Oregon, in Volume 171 at Page 559, a distance of 2018.30 feet to an iron pin on the East boundary of the W 1/2 W 1/2 SW 1/4 of said Section 26; thence North 0° 21' East along said East boundary a distance of 928.51 feet to a point on the East-West centerline of said Section 26; thence South 89° 05' West along the centerline of said Section 26, a distance of 659.82 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the SE 1/4 SE 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 SE 1/4 of said Section 27; thence Easterly along the North line of the SE 1/4 SE 1/4 of said Section 27 to its intersection with the Westerly line of the Enterprise Irrigation District Canal; thence Southwesterly along the Westerly line of the Enterprise Irrigation District Canal to its intersection with the West line of the SE 1/4 SE 1/4 of said Section 27, said point being North 0° 21' East a distance of 281.2 feet from the iron pin marking the Southwest corner of the SE 1/4 SE 1/4 of said Section 27; thence Northerly along the West line of the SE 1/4 SE 1/4 of said Section 27 a distance of 1056.4 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89° 05' East along the South line of said Section 26 a distance of 660 feet to an iron pin; thence North 0° 21' East parallel with the West line of said Section 26, a distance of 1747.00 feet to an iron pin; thence South 89° 29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westerly ditch easement South 26° 03' West 109.8 feet to a point; South 2° 26' West 163.5 feet to a point; South 30° 48' West 146.8 feet to a point; South 2° 08' West 201.8 feet; South 27° 04' West 450.2 feet to a point; South 12° 27' West 264.8 feet to a point; South 26° 51' West 260.5 feet to an iron pin on the West line of the SE 1/4 SE 1/4 of said Section 27; thence South 0° 21' West along the West line of SE 1/4 SE 1/4 of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE 1/4 SE 1/4 of Section 27; thence East to the point of beginning.

PARCEL 3:

That portion of the W 1/2 NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South line of the SW 1/4 NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, which is East 652.25 feet from the quarter corner common to Sections 27 and 28, of said Township and Range, which point of beginning is the Southeast corner of vacated Vista Gardens; thence North 0° 09' East 1299 feet, more or less, to the centerline of the Old Fort Klamath Road; thence North 32° 49' East along the centerline of said road a distance of 1196.5 feet, more or less, to the East line of the NW 1/4 NW 1/4 of Section 27; thence South 2282 feet, more or less, to the Southeast corner of the SW 1/4 NW 1/4 of said Section 27; thence West 657 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING that portion lying within the boundaries of Old Fort Road.

ALSO the SW 1/4 SW 1/4 NW 1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as Vacated Vista Gardens.

SAVING AND EXCEPTING Lot 3, Block 2 and Lot 1, Block 10, VISTA GARDENS.

EXCEPT Old Fort Road.