

05 MAR 31 PM 3:04

mtc - 68653st



Vol M05 Page 22145

THIS SPACE RESERVED FOR

State of Oregon, County of Klamath
Recorded 03/31/2005 3:04 p m
Vol M05 Pg 22145-47
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
Leo J. Bocchi Family Testamentary Trust
1980 Benson
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Leo J. Bocchi Family Testamentary Trust
1980 Benson
Klamath Falls, OR 97601

Escrow No. MT68653-SH

STATUTORY WARRANTY DEED

Michael C. Murr, as Custodian for Gabriel Murr and Marie Eve Murr, under the Oregon Uniform Transfers to Minor Act, Grantor(s) hereby convey and warrant to Leo J. Bocchi Family Testamentary Trust, Grantee(s) the following described real property in the County of **KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:**

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

****MARGIE F. BOCCHI, TRUSTEE OF THE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$283,000.00.**

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.

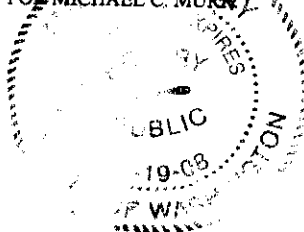
Dated this 29 day of March, 2005

Michael C. Murr
MICHAEL C. MURR

BY: James K. Hayner
JAMES K. HAYNER, AS HIS ATTY IN FACT

State of Oregon Washington
County of KLAMATH Walla Walla

This instrument was acknowledged before me on 3/29, 2005 by JAMES K. HAYNER, AS ATTORNEY IN FACT FOR MICHAEL C. MURR.



Marietta Gernay
(Notary Public for ~~Oregon~~ Washington)

My commission expires 4/19/08

3/30 am

EXHIBIT "A"
LEGAL DESCRIPTION

The SW1/4 SE1/4 Section 27, Township 38 South; Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

EXCEPTING THEREFROM the East 30 feet and EXCEPTING THEREFROM:

Beginning at the Southeast corner of the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, beginning at a point 30 feet West and 60.01 feet North of said corner; thence running North paralleling quarter line 956.9 feet; thence West 308.836 feet; thence South 956.76 feet; thence East 291.58 feet to the point of beginning, being in the SW1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, and also known as Lots 1, 2, 3, 4, 5, 6 and 7 in Block 1 of First Addition to Beverly Heights:

AND EXCEPTING THEREFROM:

Beginning at an iron pin on the South one-fourth corner of said Section 27, said point also marking the Northwest corner of "Beverly Heights" subdivision; thence North 0° 51' East along the West line of the SW1/4 SE1/4 of said Section 27, a distance of 303.55 feet to a iron pin; thence East parallel with the North line of "Beverly Heights" subdivision a distance of 545.3 feet to an iron pin; thence South 0° 51' West parallel with the West line of the SW1/4 SE1/4 of said Section 27, a distance of 303.55 feet to an iron pin on the Northeast corner of Lot 2, Block 5, "Beverly Heights" subdivision; thence West along the North line of "Beverly Heights" subdivision a distance of 545.1 feet more or less, to the point of beginning.

AND ALSO EXCEPTING THEREFROM:

A tract of land situated in the SW1/4 of the SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 6, Block 4, BEVERLY HEIGHTS, a duly recorded subdivision, said point being 30.00 feet West of the Southeast corner of the said SW1/4 of the SE1/4; thence West 310.42 feet to the Northwest corner of said Lot 6; thence North 18° 07' East 63.13 feet to the Southwest corner of that tract of land described in Deed Volume 299 at page 331, Klamath County Deed Records; thence East 291.59 feet to the

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Southeast corner of said tract; thence South 00° 46' West 60.01 feet to the point of beginning, with bearings based on said Beverly Heights Subdivision.

Tax Account No: 3809-02700-00900-000

Key No: 440883