



2006-021790

Klamath County, Oregon



00007570200600217900030034

10/31/2006 11:16:26 AM

Fee: \$31.00

TITLE NO. 7029877713  
ESCROW NO. EU06-2048  
TAX ACCT. NO. R890412  
MAP/TAX LOT NO. R-3909-002CB-03701

**WARRANTY DEED -- STATUTORY FORM**

**WILLIAM S. HODGE AND NORMA R. HODGE, trustees of the HODGE FAMILY REVOCABLE TRUST**  
dated August 14, 2001, Grantor,

conveys and warrants to

**R. LARRY DECK and ELIZABETH J. DECK, as tenants by the entirety, as to an undivided 40% interest, and**  
**JOHN R. DECK, as to an undivided 60% interest, Grantee,**

the following described real property free of encumbrances except as specifically set forth herein:

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Except the following encumbrances:

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

The true consideration for this conveyance is \$250,000.00 .

Dated this 26<sup>th</sup> day of OCTOBER, 2006.

THE HODGE FAMILY REVOCABLE TRUST dated August 14, 2001

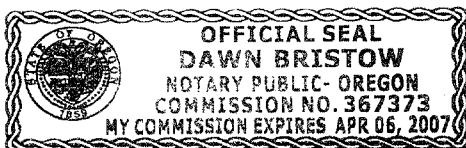
BY: William S. Hodge  
WILLIAM S. HODGE, TRUSTEE

BY: Norma R. Hodge  
NORMA R. HODGE, TRUSTEE

State of Oregon

County of LANE DESCHUTES

This instrument was acknowledged before me on October 26, 2006 by WILLIAM S. HODGE  
AND NORMA R. HODGE, TRUSTEES OF THE HODGE FAMILY REVOCABLE TRUST dated August 14, 2001.



Dawn Bristow  
(Notary Public for Oregon)

My commission expires 4/6/07

THE HODGE FAMILY REVOCABLE  
TRUST dated August 14, 2001

20476 OUTBACK COURTBEND, OR 97702

GRANTOR'S NAME AND ADDRESS

JOHN R. DECK85510 S WillametteEugene, OR 97405

GRANTEE'S NAME AND ADDRESS

Until a change is requested

all tax statements shall be  
sent to the following address:  
\*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
CASCADE TITLE CO.  
811 WILLAMETTE  
EUGENE, OR 97401

## CERTIFICATION OF TRUST

Trust Name:

HODGE FAMILY REVOCABLE TRUST

Date of Execution of Trust: 8.14-01

Trustor(s): WILLIAM S. HODGE

Trustee(s): NORMA R. HODGE

Trustee Mailing Address:

20476 OUTBACK CT., BEND, OR 97702

If there are multiple currently acting Trustees, Designate how many are required to sign in order to exercise trust powers: ALL \_\_\_\_\_ ONE X MAJORITY \_\_\_\_\_ OTHER \_\_\_\_\_

Trust Taxpayer Identification Number: 550.48.5961

The above trust is Revocable X Irrevocable \_\_\_\_\_.

The above trust CAN X CANNOT \_\_\_\_\_ be modified or amended.

IF Revocable, or subject to modification or amendment, state by whom:  
TRUSTEES

THE ABOVE TRUST IS IN EXISTENCE AT THIS TIME AND HAS NOT BEEN REVOKED, MODIFIED OR AMENDED IN ANY MANNER THAT WOULD CAUSE THE PRESENTATIONS CONTAINED IN THIS CERTIFICATION OF TRUST TO BE INCORRECT. THE TRUST POWERS INCLUDE AT LEAST ALL OF THOSE TRUST POWERS CONTAINED IN THE UNIFORM TRUSTEES POWERS ACT SET FORTH IN ORS 128.003 TO 128.045.

DATE: 10.26.06

William S. Hodge  
Trustee

Norma R. Hodge  
Trustee

State of Oregon

County of Lane DESCHUTES

Personally appeared before me the above named  
WILLIAM S. HODGES AND NORMA R. HODGE and  
acknowledged the certification to be their voluntary act and deed.  
Before Me: DAWN BRISTOW

Dawn Bristow  
Notary Public for Oregon



**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

THE NORTH 57 FEET OF LOTS 3 THRU 6 INCLUSIVE, BLOCK 8 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED CANNON STREET LYING ADJACENT TO SAID LOTS WHICH INURED THERETO, AND THE SOUTHERLY 40 FEET OF LOTS 1, 2, 3, AND 4 AND THE SOUTHERLY 83 FEET OF LOTS 5 AND 6, ALL IN BLOCK 8 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 2:**

THE NORTH 100 FEET OF LOTS 1 AND 2, BLOCK 8, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF VACATED CANNON STREET, LYING ADJACENT TO SAID LOTS, WHICH INURED THERETO.

**PARCEL 3:**

THE SOUTHERLY 43 FEET TO THE NORTHERLY 100 FEET OF LOTS 3 AND 4, BLOCK 8, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Parcel Number: R890412