

2019-012487

Klamath County, Oregon



00249225201900124870020023

10/25/2019 11:53:27 AM

Fee: \$87.00

**GRANTORS NAME AND ADDRESS**

JOHN ANDREW BODNAR  
9700 Egert Road  
Dairy, Oregon 97625

**GRANTEES NAME AND ADDRESS**

JOHN BODNAR, PATRICIA BODNAR  
and JOHN ANDREW BODNAR II,  
Trustees of the BODNAR FAMILY TRUST  
9700 Egert Road  
Dairy, Oregon 97625

**AFTER RECORDING RETURN TO**

NEAL G. BUCHANAN, Attorney at Law  
435 Oak Avenue  
Klamath Falls, Oregon 97601

**SEND TAX STATEMENTS TO**

GRANTEES  
9700 Egert Road  
Dairy, Oregon 97625

**WARRANTY DEED - STATUTORY FORM**

JOHN ANDREW BODNAR, Grantor, conveys and warranta to JOHN BODNAR, PATRICIA BODNAR and JOHN ANDREW BODNAR II, Trustees of the BODNAR FAMILY TRUST uad 10-24-19 Grantees, all of that certain real property described on Exhibit A, attached hereto and incorporated by reference as though fully set forth herein.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

JOHN ANDREW BODNAR, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 24<sup>th</sup> day of October, 2019, by JOHN ANDREW BODNAR, Grantor.



NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4-7-23

S $\frac{1}{2}$ SE $\frac{1}{4}$ , Section 27; E $\frac{1}{2}$ NE $\frac{1}{4}$ , Section 33; W $\frac{1}{2}$ , SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ ,  
Section 34; NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 35, Township 37 S., R. 11 $\frac{1}{2}$   
E.W.M.; Government Lots 1, 2 and 3, Section 3, Township 38  
S., R. 11 $\frac{1}{2}$  E.W.M.; S $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 27; SW $\frac{1}{4}$ SW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ ,  
Section 28; NW $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 33, Township 37  
S., R. 11 $\frac{1}{2}$  E.W.M.; Government Lots 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$ , excepting  
portion lying East of railroad, Section 2, Township 38 S.,  
R. 11 $\frac{1}{2}$  E.W.M.; N $\frac{1}{2}$ SW $\frac{1}{4}$ , excepting portion lying East of rail-  
road, Section 2, Township 38 S., R. 11 $\frac{1}{2}$  E.W.M.

ALSO the W $\frac{1}{2}$ , Section 35, Township 37 S., R. 11 $\frac{1}{2}$  E.W.M.;  
less railroad right of way

EXHIBIT A