

GRANTORS NAME AND ADDRESS

PATRICIA BODNAR
JOHN ANDREW BODNAR II, Trustees of
the BODNAR FAMILY TRUST uad 10-24-19
9700 Egert Road
Dairy, Oregon 97625

2022-006340

Klamath County, Oregon



05/18/2022 03:20:59 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS

STEVEN VINCENT BODNAR
9700 Egert Road
Dairy, Oregon 97625

AFTER RECORDING RETURN TO:

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

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

PATRICIA BODNAR and JOHN ANDREW BODNAR II, Surviving Trustees of the BODNAR FAMILY TRUST uad 10-24-19, Grantors, convey and warrant to STEVEN VINCENT BODNAR, Grantee, 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 distribution from out of the Trust.

"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."

DATED this 18th day of May, 2022.

Patricia Bodnar

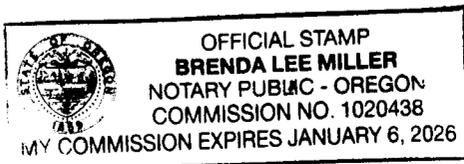
PATRICIA BODNAR, Trustee of the
BODNAR FAMILY TRUST uad 10-24-19

John Andrew Bodnar II

JOHN ANDREW BODNAR II, Trustee of the
BODNAR FAMILY TRUST uad 10-24-19

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 18th day of May, 2022, by **PATRICIA BODNAR and JOHN ANDREW BODNAR II, Trustees of the BODNAR FAMILY TRUST uad 10-24-19.**



Brenda Lee Miller

NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26

EXHIBIT A

LEGAL DESCRIPTION OF UNSURVEYED PARCEL 2 OF "LAND PARTITION 30-21"

UNSURVEYED PARCEL 2 OF "LAND PARTITION 30-21", SITUATED IN THE N1/2 OF SECTION 35, T37S, R11 1/2EWM, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 AND THE CENTERLINE OF EGERT ROAD, FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION 35 BEARS SOUTH 407.19 FEET; THENCE, ALONG THE CENTERLINE OF SAID EGERT ROAD THE FOLLOWING COURSES, ON THE ARC OF A CURVE TO THE LEFT (RADIUS POINT BEARS S65°19'25"W 392.63 FEET AND CENTRAL ANGLE EQUALS 16°18'46") 111.79 FEET, N40°59'21"W 627.78 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 250.00 FEET AND CENTRAL ANGLE EQUALS 24°04'11") 105.02 FEET, N16°55'10"W 308.80 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 500.00 FEET AND CENTRAL ANGLE EQUALS 09°55'07") 86.56 FEET, N07°00'03"W 836.57 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 200.00 FEET AND CENTRAL ANGLE EQUALS 40°01'57") 139.74 FEET, N47°02'00"W 428.98 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 500.00 FEET AND CENTRAL ANGLE EQUALS 20°54'26") 182.45 FEET, N26°07'34"W 1516.71 FEET, N23°08'52"W 369.56 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 150.00 FEET AND CENTRAL ANGLE EQUALS 39°56'34") 104.57 FEET, N63°05'26"W 170.14 FEET, ON THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 300.00 FEET AND CENTRAL ANGLE EQUALS 43°03'19") 225.44 FEET, N20°02'07"W 123.07 FEET AND ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 1200.00 FEET AND CENTRAL ANGLE EQUALS 17°00'20") 356.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE EAST 3923 FEET, MORE OR LESS, TO THE EAST 1/16 CORNER COMMON TO SECTION 26, T37S, R11 1/2EWM, AND SAID SECTION 35; THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE NE 1/16 CORNER OF SAID SECTION 35; THENCE WEST 1320 FEET, MORE OR LESS, TO THE C-N 1/16 CORNER OF SAID SECTION 35; THENCE SOUTH 3553 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE OREGON COORDINATE REFERENCE SYSTEM FOR THE BEND – KLAMATH FALLS ZONE.

EXCEPTING THEREFROM, ANY PORTION LYING WITHIN THE RIGHT OF WAY OF THE OREGON STATE PARKS RAILS TO TRAILS.

THIS PARCEL CONTAINS 169.0 ACRES, MORE OR LESS.