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04/18/2023 02:24:13 PM

Fee: \$92.00

Barbara Chapman, Trustee of the
Ronald and Phyllis Bodley Trust Dated October 15,2003

PO Box 7562

Klamath Falls, OR 97602

Grantor's Name and Address

Barbara Chapman

PO Box 7562

Klamath Falls, OR 97602

Grantee's Name and Address

After recording return to:

Barbara Chapman

PO Box 7562

Klamath Falls, OR 97602

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

Barbara Chapman

PO Box 7562

Klamath Falls, OR 97602

Returned at Counter

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Barbara Chapman, Trustee of the Ronald and Phyllis Bodley Trust Dated October 15,2003**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Barbara Chapman,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 15 day of April, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

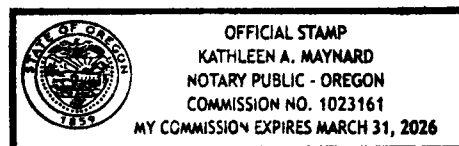
The Ronald and Phyllis Bodley Trust Dated October 15,2003

Barbara Chapman
Barbara Chapman, Trustee

State of Oregon} ss
County of Klamath}

On this 15 day of April, 2023, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Barbara Chapman, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kathleen A. Maynard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31,2026



Legal Description
Exhibit "A"

Parcel 1

All of Lot 3; Lot 4, EXCEPT the Southerly 60 feet; The Westerly 6 feet of Lot 5, EXCEPT the Southerly 60 feet, in VICTORY ACRES, in the County of Klamath, State of Oregon.

APN 3909-002AA-05400

Parcel 2

A parcel of land situate in Lots 39 and 40, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pin on the Southwest corner of Lot 39 of FAIR ACRES SUBDIVISION NO. 1, and running thence North along the West line of said Lot 39, 139.2 feet to the Northwest corner of said Lot 39 to the iron pin marking the Northwest corner of said Lot 39; thence East along the North line of said Lot 39, 131.0 feet; thence North parallel to the West line of Lot 40, 139.2 feet; thence East parallel to the South line of Lot 40, 90.0 feet; thence South parallel to the West line of Lots 39 and 40, 278.4 feet to an iron pin on the South line of Lot 39 from which the iron pin marking the Southeast corner of Lot 39 bears East 92.0 feet distant; thence West along the South line of said Lot 39, 221.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Westerly 5.0 feet of Lot 39 conveyed to the County for road purposes in Volume 349 at Page 474 and excepting therefrom any easements and/or rights of way for a sanitary sewer of the South Suburban Sanitary District and Canal of the Enterprise Irrigation District of record or apparent upon the premises.

APN 3809-035DC-01900