

Barbara Chapman
Returned at Counter

THIS SPACE RESERVED FOR REC

2023-003537

Klamath County, Oregon



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05/09/2023 11:20:36 AM

Fee: \$92.00

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

PO Box 7562

Klamath Falls, OR 97602

Grantor's Name and Address

Ronald J. Bodley

500 S. Virginia St #101

Reno, NV 89501

Grantee's Name and Address

After recording return to:

Ronald J. Bodley

500 S. Virginia St #101

Reno, NV 89501

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

Ronald J. Bodley

500 S. Virginia St #101

Reno, NV 89501

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Barbara Chapman, Successor 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 **Ronald J. Bodley,**

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 9 day of May, 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.

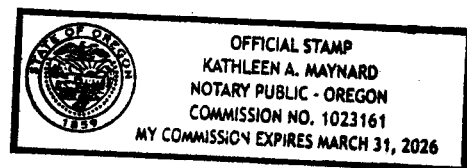
The Ronald and Phyllis Bodley Trust Dated October 15, 2003

Barbara Chapman
Barbara Chapman, Successor Trustee

State of Oregon} ss
County of Klamath}

On this 9th day of May, 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"

A tract of land situated in the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NE1/4 of said Section 10; thence South 01 degrees 12' East along the centerline of Summers Lane (this bearing is based on record of record of survey maps No. 628 and 633 surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 740.0 feet; thence South 88 degrees 48' West at right angles to Summers Lane a distance of 185 feet to the true point of beginning of this description, said point being on the property line of that land deeded to Lee and recorded in M-66 at Page 9803, Klamath County Records; thence continuing South 88 degrees 48' West a distance of 194.20 feet to a point; thence South 03 degrees 07' East a distance of 146.81 feet; thence South 00 degrees 43' East a distance of 96.97 feet; thence North 88 degrees 44' East 285.10 feet to a point; thence North 01 degrees 12' West a distance of 120.00 feet; thence South 88 degrees 44' West a distance of 95 feet; thence North 01 degrees 12' West a distance of 123.48 feet to the point of beginning.

A tract of land situated in the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of Summers Lane, said point being North 01 degrees 12' West (this is the bearing of the centerline of Summers Lane as shown on record of surveyor maps No. 628 and 633, surveyed by W. R. Canton in 1938 and 1946 as recorded in the office of the Klamath County Surveyor) a distance of 326.7 feet and South 88 degrees 44' West a distance of 30.0 feet from the East one-fourth corner of said Section 10; thence North 01 degrees 12' West along the West line of Summers Lane a distance of 20.0 feet to the Southeast corner of that tract of land described in Deed Volume 205 at Page 403, Klamath County Deed Records; thence South 88 degrees 44' West to the West line of the USRS F-7 Lateral; thence Southerly along the West line of said lateral to a point that is South 88 degrees 44' West from the point of beginning; thence North 88 degrees 44' East to the point of beginning.

APN 3909-010AD-01700