

94880

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A-25-250

## - WARRANTY DEED -

RICHARD F. BOGATAY and TAMYRA L. BOGATAY, husband and wife, grantors, convey to KENNETH L. WOMER and NEOMA F. WOMER, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 3 and that portion of Lot 4 lying Northerly of a line drawn 25 feet Northerly and parallel to the line between Lot 4 and 5, all in Block 12 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Richard F. Bogatay and Tamyra L. Bogatay, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal corporation, dated September 24, 1969, recorded September 25, 1969, in Vol. M69 page 8259, Microfilm records of Klamath County, Oregon, to secure the payment of \$31,500, which Mortgage, Grantees here-in assume and agree to pay.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Forty-Two Thousand and No/100ths (\$42,000.00) DOLLARS.

DATED this 14 day of Nov, 1974.

*Richard F. Bogatay*  
*Tamyra L. Bogatay*

STATE OF OREGON )  
County of Klamath ) ss.  
Nov 14, 1974.

Personally appeared the above-named RICHARD F. BOGATAY and TAMYRA L. BOGATAY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

*Shirley J. [Signature]*  
Notary Public for Oregon  
My Commission expires 8-5-75

After recording return to Kenneth Womer 1424 Eldorado, Klamath Falls, OR

Until a change is requested all tax statements shall be mailed to the following address: First Federal S/Loan Klamath Falls, OR

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 15th day of NOVEMBER A. D., 1974 at 3:00 o'clock P.M., and duly recorded in

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FEE \$ 2.00

WM. D. MILNE, County Clerk

By *Hazel [Signature]* Deputy

*Klamath Title*