

Klamath Co Title Co.
KNOW ALL MEN BY THESE PRESENTS, That Robert J. Bogatay

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tammy and Dianne Meyers, as to an undivided one-half interest and Stanley Meyers, as to an undivided one-half interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 6 of Dixon 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, however, to the following:

Mortgage, including the terms and provisions thereof, executed by Robert J. Bogatay and Greer Bogatay, husband and wife, and Richard F. Bogatay and Tammy L. Bogatay, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, dated September 19, 1975, recorded September 22, 1975, in Mortgage Volume M75, page 11430, Microfilm records of Klamath County, Oregon, to secure the payment of \$35,400.00, which Grantees agree to assume and pay the unpaid principal balance of which is \$ to First Federal Savings and Loan Association.

Lot 4 in Block 6 of Dixon Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of (for continuation of this legal description see reverse side of this deed)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00. However, the actual consideration consists of or includes other property of value given or promised which is ~~part of the~~ consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 12 day of July, 1976. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1976

Personally appeared the above named
Robert J. Bogatay

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-79

STATE OF OREGON, County of) ss.
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Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard J. Bogatay
621 Loma Linda
Klamath Falls, OR
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

10928

Klamath County, Oregon.

Subject, however, to the following:
Trust Deed, including the terms and provisions thereof, executed by
Robert J. Bogatay and Greer Bogatay, husband and wife; and Richard F.
Bogatay and Tamara L. Bogatay, husband and wife, as grantors, to William
Canong, Jr., as trustee for First Federal Savings and Loan Association
of Klamath Falls, Oregon, a corporation, as beneficiary, dated November 7,
1975, recorded November 7, 1975, in Volume M75, page 13999, Microfilm
records of Klamath County, Oregon, to secure the payment of \$26,800.00,
which grantees agree to assume and pay, the present unpaid principal
balance of which is \$ _____ to First Federal Savings and
Loan Association.

Return to: Richard J. Bogatay-621 Loma Linda-City
Tax Statements to same.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of _____ KLANATH COUNTY TITLE CO
his 19th day of JULY _____ A. D. 1976 at _____ 3:06
duly recorded in Vol. M 76 of DEEDS _____ on page 10927
FEES \$ 6.00
Wm. D. MILNE, County Clerk
By *Harold G. Gagne*