

KNOW ALL MEN BY THESE PRESENTS, That KEITH E. McCLUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J.

BOGATAY

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:

An undivided 1/4 interest in the following: Lot 3, Block 14, ORIGINAL TOWN OF KLAMATH FALLS (LINKVILLE), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the Northwesternly 8 feet thereof, as conveyed to the City of Klamath Falls, by deed recorded February 11, 1925 in Volume 65, page 307, Records of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

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 those hereinabove set forth.

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 \$25,000.00

Howsoever the same may be hereafter determined, and the same shall be deemed to be the true and actual 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 9 day of September, 1978; 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.

(It executed by a long action,
of the corporate seal)

STATE OF OREGON,

County of Klamath

Q. J.

1978

Personally appeared the above named
KEITH E. McCLUNG

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

OFFICIAL
SEAL

Notary Public for Oregon

My commission expires: 11-3-80

Mr. Keith E. McClung
15318 Broyles
Klamath Falls, OR 97601

Mr. Robert J. Bogatay
728 Hillside
Klamath Falls, OR 97601

Mr. Robert J. Bogatay
728 Hillside
Klamath Falls, OR 97601

Mr. Richard Bogatay
621 Loma Linda Drive
Klamath Falls, OR 97601

STATE OF OREGON, County of

) ss.

Personally appeared

and

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Witness me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

) ss.

I certify that the within instru-
ment 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.

Recording Officer

Deputy

By

20283

3. Any unrecorded leases, including the terms and provisions thereof, as evidenced by Assignment recorded October 31, 1963 in Volume 349, page 82, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: September 21, 1977
 Recorded: September 23, 1977
 Volume: M77, page 17854, Microfilm Records of Klamath County, Oregon
 Amount: \$65,000.00
 Mortgagor: Jim L. McClung, Keith E. McClung, Richard F. Bogatay and Robert J. Bogatay
 Mortgagee: Western Bank, an Oregon banking corporation, which mortgage Grantee assumes and agrees to pay.

ALSO: Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Subscribed for record at request of Mountain Title Co.

on the 14th day of September A. D. 1978 at 9:29 clock A.M., and

is hereby recorded in Vol. M78 of Deeds on Page 20282

Wm. D. MILNE, County Clerk

[Signature]

Fee \$6.00

