

MOUNTAIN TITLE COMPANY

K-31912

68506

WARRANTY DEED

Vol. m79 Page 13209

KNOW ALL MEN BY THESE PRESENTS, That FRANK R. BOGATAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARION APARTMENTS, a partnership consisting of FRANK R. BOGATAY and JOANN HENZEL, 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:

Lots 5 and 6 in Block 10 of Original Town of Linkville, now 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:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

This deed fulfills the requirements of the formation of the Grantee partnership on November 28, 1975, as originally intended by Frank R. Bogatay and JoAnn Henzel on November 28, 1975.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

CONTINUED ON BACK

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 Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and those hereinabove set forth.

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 \$ 0

OF THE WHOLE, PART OF THE WHOLE, OR OF THE WHOLE (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 5 day of June, 1979;

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)

Frank R. Bogatay

STATE OF OREGON,)
County of Klamath) ss.
June 5, 1979

STATE OF OREGON, County of) ss.
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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

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

Before me
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-3-80

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Frank R. Bogatay
1951 Erie
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Marion Apartments
Frank R. Bogatay & JoAnn Henzel
223 N. 6th St., Klamath Falls, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:
Frank R. Bogatay & JoAnn Henzel
223 North 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Frank R. Bogatay & JoAnn Henzel
223 N. 6th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

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

MOUNTAIN TITLE COMPANY

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2. Contracts and leases with Klamath Housing Authority regarding Charles Porter, Anna Ambord and Iris Greenwood.
3. Any existing leases with tenants.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 6th day of June A. D. 1979 at 11:00 clock ^A M., or
only recorded in Vol. 1179, of Deeds on Page 13209

Wm D. MILNE, County Clerk

Fee \$6.00

By

Bernice A. Fetsch