

1-174

86033

BARGAIN AND SALE DEED

Vol. 1780 Page 11682



KNOW ALL MEN BY THESE PRESENTS, That Jon Robert Bogatay

hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert J. Bogatay

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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lots 4, 3 and 2 in Block 19 of Original Town of Klamath Falls (formerly Linkville) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence N. 39°05' E. along the Southeasterly line of said Lots 4 and 3 a distance of 128.6 feet; thence at right angles N. 50°55' W., parallel with the Westerly line of said Lot 4 a distance of 77.6 feet to a corner of the Bush Furniture building; thence N.05°50'W. along the outside face of said building a distance of 5.8 feet to a corner of said building, said corner being S. 50°55' E. 30.1 feet from the Southeasterly line of the alley in said Block 19; thence N. 50°55' W. along the outside face of said building a distance of 30.1 feet, more or less, to the Southeasterly line of said alley; thence S. 39°05' W. along said Southeasterly line a distance of 132.9 feet to the Northeasterly line of 2nd. Street; thence S. 50°55' E. along said line a distance of 112.0 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25 day of June, 19 80; 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.

Jon Robert Bogatay

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 25, 19 80

Personally appeared the above named Jon Robert Bogatay

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

Before me: *Paul R. Rundle*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 9/23/81

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

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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.C. Tette

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 19 80,

at 3:16 o'clock P. M., and recorded in book M80 on page 11682 or as file/reel number 86033

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *Berntha* Deputy
Fee \$3.50