

FORM No. 703—WARRANTY DEED.

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

TC

15622

WARRANTY DEED

K 35604 MB2 Reg 12402



KNOW ALL MEN BY THESE PRESENTS, That ROBERT BOGATAY, aka JON ROBERT BOGATAY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CORDELIA DOVERI, 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 1, Block 43, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING the Southeasterly 25 feet thereof; SAVING AND EXCEPTING that certain Easement for roadway purposes, dated the 1st day of July, 1982, recorded in Volume MB2 page 9189, between Robert Bogatay as Grantor to David & Joann Henzel, husband and wife, a perpetual easement on the following described real property:  
Beginning at a point on the easterly line of said Lot 1, said point being S 21° 14' E 125.0 feet from the northeast corner of Lot 1; thence S 68° 46' W, 43.0 feet, thence N 48° 21' 24" E., 45.9 feet to the easterly line of Lot 1; thence S 21° 14' E., 16.0 feet to the point of beginning

INCLUDING AND IN ADDITION, that certain Well-Site Easement and Use Agreement, dated the 1st day of July, 1982, recorded in Volume MB2 page 9191 of Klamath County Deed records, between Robert Bogatay, and David & Joann Henzel, husband and wife.

SEE REVERSE

Mr. Robert Bogatay  
800 Hillside  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Ms. Cordelia Doveri  
728 Hillside  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. Blair M. Henderson, Attorney  
426 Main St.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
728 Hillside  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON

County of \_\_\_\_\_ } 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By \_\_\_\_\_ Deputy.

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 follows: That Deed of Trust, including the terms and provisions thereof, given by Robert Bogatay, aka Jon Robert Bogatay to D. L. Hoots, as Trustee for Security Savings & Loan Association, as beneficiary, dated 6/27/77, recorded 6/29/77 in M 77 on page 11492, records of Klamath County, Oregon, to secure the payment of \$49,200.00, which grantee herein, CORDELIA DOVERI, agrees to assume and hold grantor, ROBERT BOGATAY, aka JON ROBERT BOGATAY, harmless therefrom,

warrant and forever defend the above granted 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 \$ 104,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of July, 1982; 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

July 1, 19 82

Personally appeared the above named

Robert Bogatay, aka Jon Robert Bogatay

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-15-86

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 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)

STATE OF OREGON: COUNTY OF KLAMATH ;ss

I hereby certify that the within instrument was received and filed for record on the 17 day of Sept A.D., 19 82 at 11:21 o'clock A M and duly recorded in Vol M 82, of Deeds on page 12402

EVELYN BIEHN COUNTY CLERK

by Deputy

FEE \$ 8.00