

34351

K 35594  
WARRANTY DEED

Vol. 184 Page 3960

KNOW ALL MEN BY THESE PRESENTS, That title as FRANK RICHARD BOGATAY, who took to grantor paid by NINE PINE PROPERTIES, hereinafter called the grantor, for the consideration hereinafter stated, RICHARD FRANK BOGATAY, an Oregon partnership consisting of 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:

\*FRANK RICHARD BOGATAY and HENZEL PROPERTIES LIMITED, an Oregon limited partnership

See Exhibit "A" attached hereto and made a part hereof.

NOTICE

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Richard Frank Bogatay  
621 Loma Linda Drive  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Nine Pine Properties  
621 Loma Linda Drive  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Molatore  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Richard Frank Bogatay  
621 Loma Linda Drive  
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.

By

Recording Officer

Deputy.

SPACE RESERVED  
FOR  
RECORDER'S USE



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 listed on Exhibit "A" and the reservations, restrictions, rights of way, easements of record and those apparent upon the land.

and grantor will 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 \$ Partnership contribution. 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 8 day of March, 19 84; 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.

March 8

19 84

Personally appeared the above named  
Jon Robert Bogatay and  
Richard Frank Bogatay

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

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires:

8-5-87

STATE OF OREGON, County of ) ss.

Personally appeared

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 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)

EXHIBIT "A"

3962

Lots 7 and 8 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon, EXCEPTING the Southwesterly 8 feet thereof heretofore deeded to the City of Klamath Falls for alley purposes.

Subject to the following encumbrances:

- 1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- 2) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- 3) Easements, liens or encumbrances, or claims thereof, which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- 4) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
- 5) Easement, including the terms and provisions thereof, given by A. M. Collier and Georgia L. Collier, husband and wife, to the California Oregon Power Company, dated June 26, 1940, recorded August 28, 1940, in Volume 131, Page 453, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
I hereby certify that the within instrument was received and filed for record on the 12th day of March A.D., 1984 at 2:15 o'clock P.M.  
and duly recorded in Vol. 484, of Deeds on page 3960.

Fee: \$12.00

EVELYN BIEHN, COUNTY CLERK  
by: Pam Smith, Deputy