

KNOW ALL MEN BY THESE PRESENTS, That ROY T. LINDLEY and PATRICIA E. LINDLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK RICHARD BOGATAY and JON ROBERT BOGATAY as tenants in common, 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 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 Southeasterly 8 feet thereof heretofore deeded to the City of Klamath Falls for alley purposes.

SUBJECT TO:

- 1. 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 Vol. 131, page 453, deed records of Klamath County, Oregon.
2. Any unpaid charges or assessments of the City of Klamath Falls for sewer or water services.

AND:

Except Reservations, Restrictions, Rights-Of-Way, Easements of Records and Those Apparent Upon the Land

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 \$110,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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 24 day of August, 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.

Roy T. Lindley
Roy T. Lindley
Patricia E. Lindley
Patricia E. Lindley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath August 24, 1978

STATE OF OREGON, County of ... 19...

Personally appeared the above named Roy T. Lindley and Patricia E. Lindley

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 their voluntary act and deed.

Before me: 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.



Notary Public for Oregon My commission expires: 11-3-80

Before me: Notary Public for Oregon My commission expires:

Roy T. and Patricia Lindley 2015 Huron Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Frank R. and Jon R. Bogatay GRANTEE'S NAME AND ADDRESS

After recording return to: Frank R. and Jon R. Bogatay 621 Loma Linda Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Frank R. and Jon Bogatay 621 Loma Linda Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 2nd day of April, 1984, at 3:21 o'clock P.M., and recorded in book M84 on page 5276 or as file/reel number 35075, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Deputy

Fee: \$4.00