

OK EFFECTIVE DATE OF THIS DEED
IS JANUARY 1, 1989

WARRANTY DEED

Vol. m89 Page 9142

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. BOGATAY and RICHARD F. BOGATAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD F. BOGATAY, an individual, 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 5 and Westerly 27 feet of Lot 6, Block 40, Original Town of Klamath Falls, now City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: An Agreement for Easement, including terms and provisions thereof, between James F. Maquire, Jr., Charles B. Maquire, H. R. Maquire, Gertrude Maquire Smith and John R. Maquire to the California Oregon Power Company, a California corporation, dated July 28, 1953, in Volume 262 page 189, Deed Records of Klamath County, Oregon.

(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.

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 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 \$100,000.00. 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 25 day of May, 1989; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath

May 25, 1989

Personally appeared the above named

ROBERT J. BOGATAY and

RICHARD F. BOGATAY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-19-92

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

ROBERT J. BOGATAY and RICHARD F. BOGATAY

808 Main Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

RICHARD F. BOGATAY

621 Loma Linda Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD F. BOGATAY

621 Loma Linda Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

RICHARD F. BOGATAY

621 Loma Linda Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of May, 1989, at 9:59 o'clock A.M., and recorded in book/reel/volume No. M89 on page 9142 or as fee/file/instrument/microfilm/reception No. 632, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Muller, Deputy

Fee \$8.00

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