

WARRANTY DEED

K-41631

KNOW ALL MEN BY THESE PRESENTS, made this 14th day of March, 1979, that AVIS J. TAYLOR, who was formerly Avis J. McConnell, Grantor, for the consideration hereafter stated, has bargained and sold and by these presents does grant, bargain, sell, and convey unto RICHARD F. BOGATAY and JON R. BOGATAY, Grantees, the following-described premises in Klamath County, Oregon, to wit:

All that portion of Lots 5 and 6 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly Corner of Lot 5 in Block 13 of said addition, being at the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street;

Thence, Southeasterly along the Northeasterly line of Eighth Street, 75 feet;

Thence, Northeasterly at right angles to Eighth Street, 130 feet to a line between Lots 6 and 7 in said Block 13;

Thence, Northwesterly on said line, 75 feet to Pine Street;

Thence, Southwesterly on Pine Street, 130 feet to the Point of Beginning.

EXCEPTING THEREFROM the following-described property:

Beginning at the most Westerly Corner of said Lot 5 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, being the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street;

thence, South 50°55' East along the Northeasterly line of Eighth Street, a distance of 45.01 feet to an "X" set in a concrete sidewalk and the Point of Beginning of this description.

Thence, North 38°33' East and along the Southeasterly edge of a concrete curb a distance of 67.10 feet to the interior corner of said curb;

Thence, South 52°07' East along the Southwesterly edge of a concrete curb and said curb line extended, a distance of 30.62 feet to the Northwesterly line of that property described in Deed recorded in Vol. 107 at page 606 of Klamath County, Oregon Deed Records;

Thence, South 39°05' West along the Northwesterly line of said property, a distance of 67.74 feet to an "X" set in a concrete sidewalk on the Northeasterly line of Eighth Street;

Thence, North 50°55' West along the Northeasterly line of Eighth Street, a distance of 29.99 feet to the Point of Beginning of this description.

SUBJECT TO:

(1) Zoning ordinances, building and use restrictions, reservations in Federal patents, beneficial utility easements of record, and those apparent on the land and common to real estate in the area;

(2) That certain Lease, made and entered into as of December 22, 1975, between Avis J. Taylor, as Lessor, and Richard A. Van Osdol and Phyllis J. Van Osdol, as Lessees, the Lessor's interest therein

hereby being assigned by the Grantor to the Grantees, subject to the terms and provisions of said Lease to be performed by the Lessor therein, which Grantees assume and agree to perform and to hold the Grantor harmless therefrom.

(3) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

The true and actual consideration for this transfer is \$35,000.00.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs, grantees, and assigns forever.

The Grantor hereby covenants that she is the owner in fee simple of said premises; that they are free of all encumbrances except those above set forth, and that she will warrant and defend the same from all lawful claims except those above set forth, which the Grantees have agreed to take subject to.

IN WITNESS WHEREOF, she has set her hand the day and year first herein written.

Avis J. Taylor
Avis J. Taylor

STATE OF WASHINGTON)
) SS.
County of Spokane)

On this 21st day of March, 1979, personally appeared the above-named Avis J. Taylor, who was formerly Avis J. McConnell, and acknowledged the foregoing instrument to be her voluntary act and deed. BEFORE ME:

Richard C. Bogatay

Notary Public for said State
and County

My Commission expires: 7-5-82

After recording return to:
Richard Bogatay
Jon Bogatay
621 Loma Linda Drive
Klamath Falls, Or 97601

Until a change is requested, all tax statements shall be sent to the following name and address: Same;

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 13th day of Dec. A.D., 1989
at 11:21 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 24045

Evelyn Biehn County Clerk

By *Richard C. Bogatay*

Deputy.

Fee, \$13.00