

Vol 49/ Page 3799

26414
KNOW ALL MEN BY THESE PRESENTS, That

herinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Richard F. Bogatay and Tamyra Bogatay, husband and wife, successors and assigns, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 15, Block 57, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed recorded October 14, 1988, in Volume M88, page 17341, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which Grantees named herein hereby agree to assume and pay in full.

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed and that

is lawfully seized in fee simple and the above granted premises, and that record and those apparent upon the land as of the date of this deed 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 actual consideration paid for this transfer, stated in terms of dollars, is \$ 81,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 81,000.00


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.

WITNESSETH WHEREOF the grantor has executed this instrument this 28th day of February, 1991; _____

In Witness Whereof, the grantor has executed this instrument this 28th day of February, 1991; 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.

X Gerald V. Breedlove

order of its board of directors
California
STATE OF OREGON,
County of Sarabernaudine ss.
February 28th, 1991

Personally appeared the above named _____
Gerald V. Breedlove 

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

Before me:

Barbara E. Loyett
Notary Public for Oregon
My commission expires: May 26, 1991



Gerald V. Breedlove
c/o ComPart, 13263 Yorba
Chino, CA 91710

GRANTOR'S NAME AND ADDRESS
Richard F. Bogatay & Tamyra Bogatay
621 Loma Linda Dr.
Klamath Falls, OR 97601

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____ (SEAL)
 My commission expires: _____

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 1st
day of March, 19 91,
at 3:54 o'clock P. M., and recorded
in book M91 on page 3799 or as
file/reel number 26474,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Pauline Mueller Deputy

Fee \$28.00