

39290

K-42860
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD F. BOGATAY and JON R. BOGATAY, a/k/a ROBERT J. BOGATAY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto NINE PINE PROPERTIES, an Oregon partnership consisting of David P. Henzel, Richard F. Bogatay, Tamyra L. Bogatay, Robert J. Bogatay, and Linda M. Bogatay, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

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 Dec, 1991.

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.

Richard F. Bogatay
RICHARD F. BOGATAY

Jon R. Bogatay
JON R. BOGATAY, a/k/a
ROBERT J. BOGATAY

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 24 day of Dec, 1991, by RICHARD F. BOGATAY.

(SEAL)

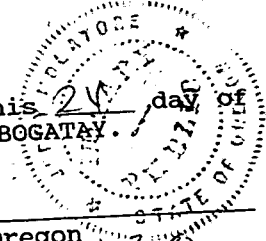
[Signature]
Notary Public for Oregon
My Commission Expires 11-3-92



STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me this 24 day of Dec, 1991, by JON R. BOGATAY, a/k/a ROBERT J. BOGATAY.

(SEAL)


Notary Public for Oregon
My Commission Expires 11-3-92

GRANTOR'S NAME AND ADDRESS:

Richard F. Bogatay and
Jon R. Bogatay
621 Loma Linda Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

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

AFTER RECORDING RETURN TO:

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:

Richard F. Bogatay
621 Loma Linda Drive
Klamath Falls, OR 97601

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the ___ day of ___, 19___,
at ___ o'clock ___ M., and
recorded in book/reel/volume No. ___
on page ___ or
as fee/file/instrument/microfilm/
reception No. ___, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Name Title
By _____ Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 2: All that portion of Lots 5 and 6 of Original Town of Linkville (Now City of Klamath Falls), 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 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, 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 true point of beginning of this description; thence North 38°33' East and along the Southeasterly edge of 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 Volume 107 page 606, Klamath County 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 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 true point of beginning of this description.

EXCEPT reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day
of Dec. A.D., 19 91 at 11:29 o'clock AM., and duly recorded in Vol. M91,
of Deeds on Page 27189.
Evelyn Biehn, County Clerk
By Pauline Mulholland

FEE \$38.00