



## WARRANTY DEED

#03041457

AFTER RECORDING RETURN TO:

STEVE R. GOODING TRUST & CAROLE L. GOODING TRUST  
5315 HILLCREST ST.  
BLA MATHI FALLS, OR 97623

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

RICHARD F. BOGATAY and TAMYRA BOGATAY, husband and wife, hereinafter called GRANTOR(S), convey(s) to STEVE R. GOODING TRUST AND CAROLE L. GOODING TRUST, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 15, Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon

Code 1 Map 3809-28CC TL 6300

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and Trust Deed recorded in Book M-92 at page 18035, WHICH GRANTEE HEREIN DOES NOT ASSUME NOR AGREE TO PAY,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

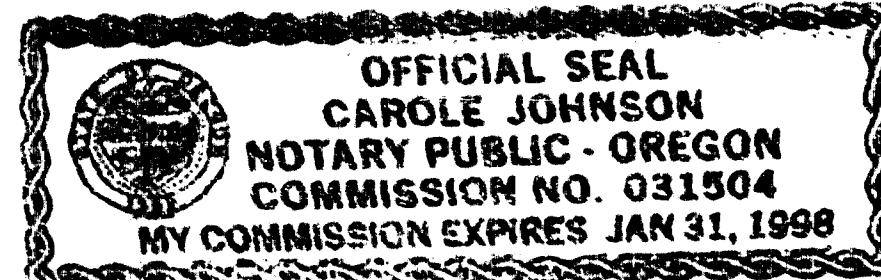
The true and actual consideration for this transfer is  
\$140,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 15<sup>th</sup> day of April, 1994.

RICHARD F. BOCA

STATE OF OREGON )  
County of Klamath )  
 ) ss.



The foregoing instrument was acknowledged before me this 15 day of April, 1994, by RICHARD F. BOGATAY and TAMYRA BOGATAY.

Before me:

Notary Public for Oregon

Commission No

My Commission Expires: 1-31-98

**STATE OF OREGON: COUNTY OF KLAMATH: ss**

Filed for record at request of Aspen Title Co the 25th day  
of April A.D. 19 94 at 3:43 o'clock P.M., and duly recorded in Vol. M94,  
of Deeds on Page 12411

FEE \$30.00