



WARRANTY DEED

#03041457

AFTER RECORDING RETURN TO:

STEVE R. GOODING TRUST & CAROLE L. GOODING TRUST

5315 HILDALE ST.KLAMATH FALLS, OR 97623UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERICHARD 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 15th day of April, 1994.

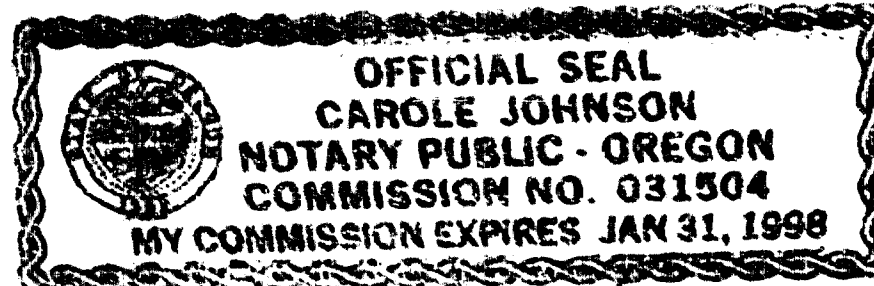
Richard F. Bogatay
RICHARD F. BOGATAY

Tamyra Bogatay
TAMYRA BOGATAY

STATE OF OREGON)

County of Klamath)

) ss.



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

Before me: Carole Johnson

Notary Public for Oregon

Commission No. 031504My 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

Evelyn Biehn County Clerk

By Doreen R. Rueland