

01882




## WARRANTY DEED

ASPEN TITLE #01043325

AFTER RECORDING RETURN TO:

RICHARD F. BOGATAY

621 Loma Linda  
City, 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJULIAN PENA AND CARMEN A. PENA, HUSBAND AND WIFE, hereinafter  
called GRANTOR(S), convey(s) to RICHARD F. BOGATAY, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of KLAMATH, State of Oregon, described as:All of Lot 5 and Lot 6, EXCEPT the Southerly 35 feet, Block 53,  
HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the  
County of Klamath, State of Oregon. TOGETHER WITH that portion  
of vacated alley adjoining said property on the Northeast, said  
alley vacated by vacation order recorded April 15, 1965 in Book  
360 at Page 596, Deed Records of Klamath County, Oregon.CODE 1 MAP 3809-28CC TAX LOT 600  
CODE 1 MAP 3809-28CC TAX LOT 800


"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, contracts and/or  
liens for irrigation and/or drainage, AND Trust Deed including  
the terms and provisions thereof, recorded May 14, 1993, in  
Volume M93 page 10823, Mortgage records of Klamath County,  
Oregon, in favor of Pat Koenig, which Trust Deed Grantee herein  
AGREES to assume and pay according to the terms and provisions  
contained therein.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  
\$8,000.00.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 13th day of June 1995.


JULIAN PENA

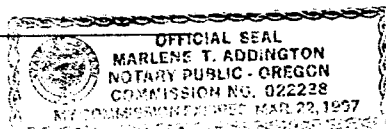


CARMEN A. PENA

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day  
of JUNE, 1995, by JULIAN PENA AND CARMEN A. PENA.Before me:   
Notary Public for OREGON

My Commission Expires: March 22, 1997



11071

4-22-95 DW

8182

17312

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of July A.D., 19 95 at 11:19 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 17311.

FEE \$35.00

Bernetha G. Zetsch, County Clerk

By [Signature] [Signature]