

19821

MTC 38409 KR

WARRANTY DEED

Vol. 1794 Page 17636

MELVIN L. STEWART and MARY LOU STEWART, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT J. BOGATAY & LINDA MICHELLE BOGATAY, HUSBAND AND WIFE,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 493, KLAMATH FALLS, OR 97601

Dated this 12th day of June, 1996.

Melvin L. Stewart
MELVIN L. STEWART

Mary Lou Stewart
MARY LOU STEWART

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. June 12 19 96

COUNTY OF KLAMATH

Personally appeared the above named

MELVIN L. STEWART & MARY LOU STEWART

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38409-KR

Return to:

ROBERT J. BOGATAY

P.O. BOX 493

KLAMATH FALLS, OR 97601

17637

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Parcel 3 of Land Partition 22-91 only situate in the SE1/4 of the NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described parcel:

A portion of Parcel 3 of Land Partition 22-91 being in the SE1/4 NE1/4 of Section 35 and the SW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows.

Beginning at a point on the Southerly line of Land Partition 57-93, from which the 1/4 corner common to said Section 35 and 36 bears South 40 degrees 00' 11" East 634.80 feet; thence, along the Southerly boundary of Land Partition 57-93, North 43 degrees 52' 27" East 160.00 feet, South 46 degrees 07' 33" East 125.00 feet and North 43 degrees 52' 27" East 243.91 feet to the Southeasterly corner of Land Partition 57-93 and the center line of a power line; thence, along said power line, South 00 degrees 05' 03" East 363.59 feet; thence North 64 degrees 01' 09" West 215.71 feet; thence along the arc of a curve to the right (radius point bears North 65 degrees 24' 06" West 230.00 feet and central angle equals 19 degrees 16' 33") 77.38 feet; thence North 46 degrees 07' 33" West 185.00 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of June A.D., 1996 at 2:36 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 17636

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch