

20033

MTC 3840A KR

BARGAIN AND SALE DEED

Vol 96 Page 18108

KNOW ALL MEN BY THESE PRESENTS, That GLENRIDGE PLACE, a partnership consisting of MELVIN L. STEWART, MARY LOU STEWART, GARY L. STEWART, LISA M. STEWART, MATTHEW A. STEWART & DARCY K. STEWART, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ROBERT BOGATAY and LINDA MICHELLE BOGATAY, husband and wife, 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 LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

THIS DEED IS BEING RECORDED TO CORRECT THAT WARRANTY DEED RECORDED ON JUNE 13, 1996 IN VOLUME M96, PAGE 9447, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 27,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

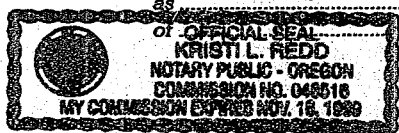
In Witness Whereof, the grantor has executed this instrument this 14th day of June, 1996; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

GLENRIDGE PLACE, a partnership
Melvin L. Stewart, Mary Lou Stewart
Gary L. Stewart, Lisa M. Stewart
Matthew A. Stewart, Darcy K. Stewart

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 14, 1996, by MELVIN L. STEWART, MARY LOU STEWART, GARY L. STEWART, LISA M. STEWART, MATTHEW A. STEWART & DARCY K. STEWART, partners of the GLENRIDGE PLACE. This instrument was acknowledged before me on June 14, 1996, by



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

MELVIN L. STEWART et al
1763 WASHBURN WAY
KLAMATH FALLS OR 97603
Grantor's Name and Address

MELVIN L. STEWART et al
1763 WASHBURN WAY
KLAMATH FALLS OR 97603
Grantor's Name and Address

After recording return to (Name, Address, Zip):
MELVIN L. STEWART et al
1763 WASHBURN WAY
KLAMATH FALLS OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
MELVIN L. STEWART et al
1763 WASHBURN WAY
KLAMATH FALLS OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, ss.
County of }
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/title/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

96 JUN 18 AM 1:48

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 _____ Aspen Title _____ the 18th _____ day
of June _____ A.D., 19 96 at 11:48 o'clock A M., and duly recorded in Vol. M96
of _____ Deeds _____ on Page 8108

FEE \$35.00

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