

KLAMATH COUNTY TITLE COMPANY

K-49610-S STATUTORY WARRANTY DEED (Individual or Corporation)

RICHARD F. BOGATAY & TAMYRA BOGATAY Grantor.
conveys and warrants to WALLE ENTERPRISES, L.L.C.
Grantee.
the following described real property in the County of KLAMATH and State of Oregon.

A portion of Lot 5, Block 40, "Plat of Linkville", now City of Klamath Falls, Oregon, more particularly described as follows:

Commencing at the most Westerly corner of said Lot 5, said corner being the intersection of the Southeasterly line of Main Street and Northeasterly line of 8th. Street; thence N. 38° 54' 44" E. along said Southeasterly line of Main Street a distance of 47.40 feet to a point; thence at right angles, S. 51° 05' 16" E. along the center of a common wall a distance of 107.25 feet to a point; thence N. 38° 54' 44" E. a distance of 11.31 feet to a point; thence S. 51° 05' 16" E. a distance of 12.75 feet, more or less, to the Southeasterly line of said Lot 5; thence S. 38° 54' 44" W. along said Southeasterly line a distance of 58.55 feet, more or less, to the most Southerly corner of said Lot 5; thence N. 51° 08' 28" W. along the Westerly line of Lot 5 and the Easterly line of 8th. Street a distance of 120.0 feet, more or less, to the point of beginning.

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ DISTRIBUTION TO L.L.C. (Here comply with the requirements of ORS 93.030.)

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.

DATED this 25th day of September 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Richard F. Bogatay
RICHARD F. BOGATAY

Tamara Bogatay
TAMYRA BOGATAY

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH ss.

The foregoing instrument was acknowledged before me this 25th day of September 19 96 by RICHARD F. BOGATAY AND TAMYRA BOGATAY

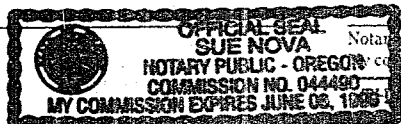
STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

Sue Nova
Notary Public for Oregon
My commission expires:

June 8, 1999

After recording return to:



Notary Public for Oregon
My commission expires:

SPACE RESERVED FOR RECORDER'S USE

WALLE ENTERPRISES L.L.C.

2301 Mountain View Blvd.
Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 26th day of Sept. A.D. 1996 at 3:28 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 30599

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Ross

96 SEP 26 P 3:28