

**GRANTOR:**

Frank R. Bogatay Revocable Living Trust  
1951 Eric Street  
Klamath Falls, OR 97601

Vol. 1798 Page 4475**GRANTEE:**

Frank R. Bogatay Family LLC  
115 N. 2<sup>nd</sup> Street  
P.O. Box 493  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

D. Ben Henzel, Esq.  
Ambrose Hanlon LLP  
1670 KOIN Center  
222 SW Columbia Street  
Portland, OR 97201-6616

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
No change

C 98-28

**WARRANTY DEED--STATUTORY FORM**

Frank R. Bogatay Revocable Living Trust, ("Grantor"), conveys and warrants to Frank R. Bogatay Family LLC, an Oregon limited liability company ("Grantee"), the real property commonly known as the Linda Vista Apartments, more particularly described as follows:

Lots 5 and 6 in Block 41 of Hot Springs Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

free of encumbrances, except the following: all zoning ordinances, building restrictions, assessments and special assessments.

The true consideration for this conveyance is other property of value received by Grantor.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO

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LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated the 26<sup>th</sup> day of December, 1997.

GRANTOR:

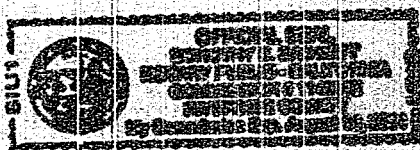
Frank R. Bogatay Revocable Living Trust

*Frank R. Bogatay Trustee*  
Frank R. Bogatay, Trustee

STATE OF California  
County of San Diego

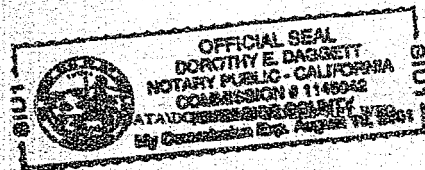
BE IT REMEMBERED, That on this 26<sup>th</sup> day of December, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FRANK R. BOGATAY, known to me to be the identical individual who executed the foregoing instrument as the Trustee of the FRANK R. BOGATAY REVOCABLE LIVING TRUST and acknowledged to me that he executed the same freely and voluntarily for the use and purpose therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



*Dorothy E. Daggett*  
Notary Public for Oregon California  
My Commission Expires: 8-19-2001

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STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day  
of February A.D., 19 98 at 2:53 o'clock P. M., and duly recorded in Vol. 898  
of Deeds on Page 4475

FEE \$35.00

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