

98 JUN 11 P3:39



WARRANTY DEED

ATC #02047350
 AFTER RECORDING RETURN TO:
 ROBERT J. BOGATAY
 RICHARD F. BOGATAY
P.O. Box 493
Klamath Falls, Or 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

ROBERT JOHN BOGATAY, hereinafter called GRANTOR(S), convey(s)
 and warrants to ROBERT J. BOGATAY AND RICHARD F. BOGATAY
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lots 4 and 5, Block 4, FIRST ADDITION TO THE CITY OF KLAMATH
 FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29CD TL 8200

"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."

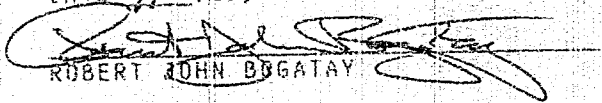
and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and those apparent on the land,

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 -0-.

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 11th day of JUNE 1998.

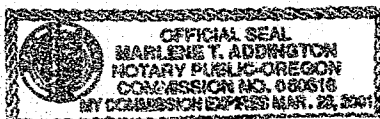

 ROBERT JOHN BOGATAY

STATE OF OREGON, County of Klamath)ss.

On this 11th day of June, 1998

Personally appeared the above named ROBERT JOHN BOGATAY and
 acknowledged the foregoing instrument to be his voluntary act
 and deed.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: 3-22-01



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day
 of June A.D., 19 98 at 3:39 o'clock P.M., and duly recorded in Vol. M98
 of Deeds on Page 20056

FEE \$30.00

By Bernetha G. Leisch, County Clerk