

64075

N/C 44312-KR
WARRANTY DEED Vol. M98 Page 28943

AKA LINDA MICHELLE BOGATAY
ROBERT J. BOGATAY and LINDA MICHELLE BOGATAY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FOOTHILLS PINNACLE, L.L.C., an Oregon Limited Liability Company,
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:

Lots 1, 2, 4, 5, 6, and 7 in Tract 1312 - SPRINGCREST, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

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:

SUBJECT TO: Reserving the following special restriction on the land as
follows: "ALL MODULAR HOMES TO INCLUDE FOUNDATIONS AND ATTACHED GARAGE".

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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5761 GLENRIDGE WAY, KLAMATH FALLS, OR 97603

Dated this 20th day of May, 1998.

Robert J. Bogatay
ROBERT J. BOGATAY

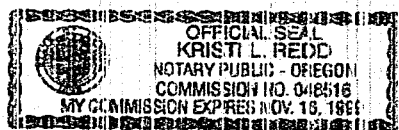
Linda Michelle Bogatay
LINDA MICHELLE BOGATAY

STATE OF OREGON S. May 20 19 98
COUNTY OF KLAMATH

Personally appeared the above named

ROBERT J. BOGATAY and LINDA MICHELLE BOGATAY

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

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

ESCROW NO. MT44312-KR

Return to:

FOOTHILLS PINNACLE, L.L.C.
5761 GLENRIDGE WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 7th day of August A.D., 1998
at 11:17 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 28943

Berntha G. Lersch, County Clerk

By Kristi L. Reed
Fee: \$30.00 Deputy.