

74566

99 FEB 12 A9:37

MTC 46808-KR
WARRANTY DEEDVol. M99 Page 5053

ROBERT J. BOGATAY and RICHARD F. BOGATAY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TIMOTHY TIMOTHY A. CLAY, AS TO AN UNDIVIDED 90% INTEREST AND ^{LAURA} LAURA S. CLAY, AS TO AN
UNDIVIDED 10% INTEREST, AS TENANTS IN COMMON,
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 4 and 5 in Block 4 of FIRST ADDITION TO THE CITY OF KIAMATH FALLS,
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:
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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2421 Orindale, Klamath Falls, OR 97601

Dated this 10th day of February, 19 99.



Robert J. Bogatay
ROBERT J. BOGATAY
Richard F. Bogatay
RICHARD F. BOGATAY

STATE OF OREGON

COUNTY OF KLAMATH

SS. February 10 19 99

Personally appeared the above named

ROBERT J. BOGATAY & RICHARD F. BOGATAY

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

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

(seal)

ESCROW NO. MT46808-KR

Return to:
Timothy A. Clay & Laura S. Clay
2421 Orindale
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

the 12th day of February A.D. 1999
at 9:37 o'clock A. M., and duly recorded
in Vol. M99, of Deeds on Page 5053

Linda Smith, County Clerk

By Kathleen Ross, Deputy,
Fee, \$30.00