

NS

75367

99 FEB 26 P3:25 Vol 199 Page 6975

ROBERT J. BOGATAY & LINDA MICHELE BOGATAY

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of February, 1999, at 3:25 o'clock P.M., and recorded in book/reel/volume No. M99 on page 6975 and/or as fee/file/instrument/microfilm/reception No. 75367, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Linda Smith, County Clerk  
NAME TITLE

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

By Matthew A. Stewart, Deputy.  
MTC 300-9739

Grantor's Name and Address  
GLENRIDGE PLACE  
5761 GLENRIDGE WAY  
KLAMATH FALLS OR 97603  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
GLENRIDGE PLACE  
5761 GLENRIDGE WAY  
KLAMATH FALLS OR 97603  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
GLENRIDGE PLACE  
5761 GLENRIDGE WAY  
KLAMATH FALLS OR 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROBERT J. BOGATAY & LINDA MICHELE BOGATAY aka LINDA MICHELLE BOGATAY hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GLENRIDGE PLACE, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART, DARCY K. STEWART, MATTHEW A. STEWART, GARY L. STEWART AND LISA M. STEWART hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 3 of SPRINGCREST, Tract 1312, according to the official plat thereof on file int he office of the County Clerk of Klamath County, Oregon.

AMERITLE, has recorded this Instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property (fee) (fee) has been described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.  
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and those apparent upon the land, if any, as of the date of this deed

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

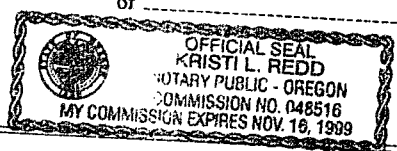
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 26th day of February, 1999; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Robert J. Bogatay  
Linda Michele Bogatay  
ROBERT J. BOGATAY  
LINDA MICHELE BOGATAY

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on 2/26, 1999,  
by ROBERT J. BOGATAY & LINDA MICHELE BOGATAY  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_



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