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## WARRANTY DEED

ASPEN TITLE ESCROW NO.: 02050418

AFTER RECORDING RETURN TO:

Mr. &amp; Mrs. Schmitz

800 Hillside Ave  
Klamath Falls OR 97601State of Oregon, County of Klamath  
Recorded 11/10/99, at 3:18 p.m.  
In Vol. M99 Page 44980  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVERobert J. Bogatay and Linda M. Bogatay, hereinafter called  
GRANTOR(S), convey(s) and warrants to Miguel A. Schmitz and  
Jennifer A. Schmitz, Husband and Wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:Lot 6, LESS the Northerly 5 feet and All of Lot 7, Block 42,  
HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County  
of Klamath, State of Oregon.

CODE 1 MAP 3809-28BD TAX LOT 5600

"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 30.390."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 apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,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  
\$292,500.00.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 10th day of November 1999.

  
ROBERT J. BOGATAY


  
LINDA M. BOGATAY

STATE OF OREGON, County of Klamath)ss.

On November 10, 1999, personally appeared Robert J. Bogatay and  
Linda M. Bogatay who acknowledged the foregoing instrument to  
be their voluntary act and deed.

  
Notary Public for OREGON

My Commission Expires: October 4, 2002

