

2001 JAN -2 PM 3:19



WARRANTY DEED

AFTER RECORDING RETURN TO:

621 LOMAHINDA DR
Klamath Falls, OR 97601

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

RICHARD F. BOGATAY, RICHARD L. GARBUTT, AND ROBERT J. BOGATAY,
hereinafter called GRANTOR(S), convey(s) to BOGATAY, BOGATAY &
GARBUTT, AN OREGON GENERAL PARTNERSHIP, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record.

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 TO CONVEY
TITLE.

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 29 day of December, 2000.

RICHARD F. BOGATAY
PARTNER/INDIVIDUAL

RICHARD L. GARBUTT
PARTNER/INDIVIDUAL

ROBERT J. BOGATAY
PARTNER/INDIVIDUAL

STATE OF OREGON, County of Klamath) ss.

DECEMBER 29, 2000

Personally appeared the above named RICHARD F. BOGATAY, RICHARD
L. GARBUTT, AND ROBERT J. BOGATAY who acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Vickie Blankenburg
Notary Public for OREGON
My Commission Expires: 7/01/01

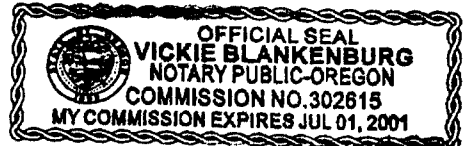


EXHIBIT "A"

The Easterly 45 feet of Lot 1, Block 15, ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 15 of the City of Klamath Falls (formerly Linkville) at the corner of Main and Seventh Street; thence Northerly along the Easterly boundary of said Lot a distance of 105 feet; thence Westerly at right angles with Seventh Street a distance of 45 feet; thence Southerly parallel with Seventh Street a distance of 105 feet to the boundary line of Main Street; thence Easterly along Main Street 45 feet to the place of beginning.

CODE 1.1 MAP 3809-32AB TL 5500

State of Oregon, County of Klamath
Recorded 01/02/01, at 2:19 p. m.
In Vol. Mo1 Page 123
Linda Smith,
County Clerk Fee \$ 26⁰⁰