

'01 APR 10 PM 3:17

mtc 53484-ms
WARRANTY DEED

Vol M01 Page 14851

RICHARD F. BOGATAY AND TAMYRA BOGATAY, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST AND ROBERT J. BOGATAY AND LINDA M. BOGATAY, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
FRANK LAM and BONNIE LAM, husband and wife,
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:

LOT 4, BLOCK 14, ORIGINAL TOWN OF KLAMATH FALLS (LINKVILLE), ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE NORTHWESTERLY 8 FEET THEREOF, AS CONVEYED TO THE CITY OF KLAMATH FALLS, BY DEED RECORDED FEBRUARY 11, 1925 IN VOLUME 65, PAGE 305, DEED RECORDS OF KLAMATH COUNTY, OREGON.

3809-032AB-04400-000

413902

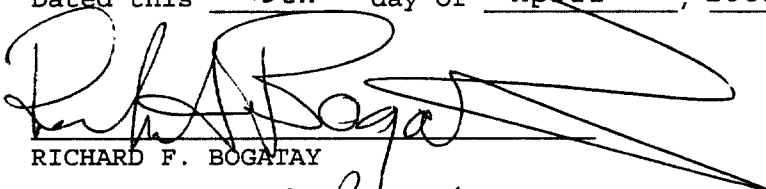
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

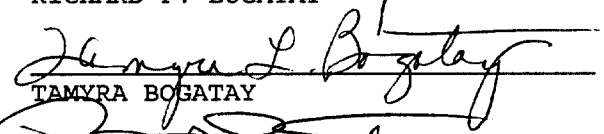
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

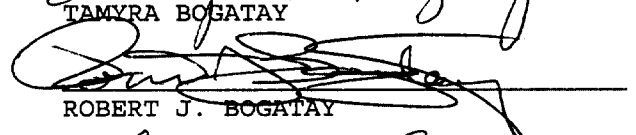
The true and actual consideration for this conveyance is 243,500.00.

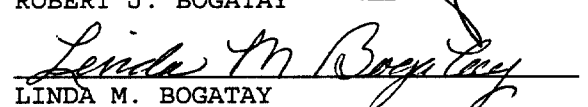
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6409 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 9th day of April, 2001.


RICHARD F. BOGATAY


TAMYRA BOGATAY

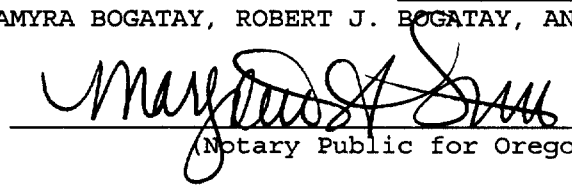

ROBERT J. BOGATAY


LINDA M. BOGATAY

State of Oregon, County of Klamath
Recorded 04/10/01, at 3:17 p. m.
In Vol. M01 Page 14851
Linda Smith,
County Clerk Fee \$ 21.00

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2001 by
RICHARD F. BOGATAY, TAMYRA BOGATAY, ROBERT J. BOGATAY, AND LINDA M. BOGATAY.


(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT53484-MS

Return to:
FRANK LAM
6409 HARLAN DRIVE
KLAMATH FALLS, OR 97603



21.00 m