

'01 MAY 29 PM 1:13

Vol M01 Page 24512

After Recording Return to:
RICHARD D. BOGATAY and R. DARREN BOGATAY
 2038 Melrose Street
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
RICHARD D. BOGATAY and R. DARREN BOGATAY
 2038 Melrose Street
 Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 05/29/01, at 1:13 p.m.
 In Vol. M01 Page 24512
Linda Smith,
 County Clerk Fee\$ 21.00

WARRANTY DEED
 (INDIVIDUAL)

MARTIN RICHARD LEDGERWOOD and TRACY RAEANN LEDGERWOOD, hereinafter called grantor, convey(s) to R. Darren Bogatay, an estate in fee simple hereinafter called Grantee all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 7, Block 43, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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 **\$74,000.00**.
 (here comply with the requirements of ORS 93.930)

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.

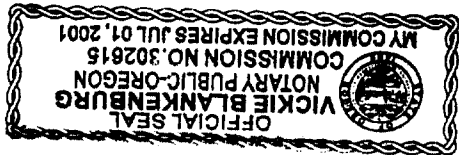
Dated 5/29/01

Martin Richard Ledgerwood
MARTIN RICHARD LEDGERWOOD

Tracy Raeann Ledgerwood
TRACY RAEANN LEDGERWOOD

STATE OF OREGON, County of Klamath) ss.

On May 29, 2001 personally appeared the above named **MARTIN RICHARD LEDGERWOOD and TRACY RAEANN LEDGERWOOD** and 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

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00052850