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mtc 57879

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GRANTOR:

Nine Pine Properties,
an Oregon general partnership
621 Loma Linda Drive
Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 09/04/2002 11:12 a. m.

Vol M02, Pg 50096-98

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

GRANTEES:

Richard F. Bogatay
Robert J. Bogatay
Henzel Family, LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

D. Ben Henzel, P.C.
0434 S.W. Iowa Street
Portland, Oregon, 97239

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

No Change

BARGAIN AND SALE DEED – STATUTORY FORM

Nine Pine Properties, an Oregon general partnership (the "Grantor"), conveys to Richard F. Bogatay, as to a one-third interest, Robert J. Bogatay, as to a one-third interest, and the Henzel Family, LLC, as to a one-third interest, all as tenants in common (collectively the "Grantees"), all of its interest, consisting of an undivided interest in fee simple, in the real property commonly known as 824 Pine Street, Klamath Falls, Oregon, free of encumbrances except for matters of public record, situated in Klamath County, Oregon, and more particularly described as follows:

Parcel 1:

Lot 7 and 8 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the Southeasterly 8 feet thereof heretofore deeded to the City of Klamath Falls, for alley purposes.

Parcel 2:

All that portion of Lots 5 and 6 in Block 13 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5 in Block 13 of said addition, being at the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street; thence, Southeasterly along the Northeasterly line of Eighth Street, 75 feet; thence, Northeasterly at right angles to Eighth Street, 130 feet to a line between Lots 6 and 7 in said Block 13; thence Northwesterly on said line, 75 feet to Pine Street; thence Southwesterly on Pine Street, 130 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

Beginning at the most Westerly corner of said Lot 5 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, being the intersection of the Southeasterly line of Pine Street and the Northeaster line of Eighth Street; thence, South 50° 55' East along the Northeasterly line of Eighth Street; a distance of 45.01 feet to an "X" set in a concrete sidewalk and the True Point of Beginning of this description; thence, North 38° 33' East and along the Southeasterly edge of a concrete curb, a distance of 67.10 feet to the interior corner of said curb; thence, South 52° 07' East along the Southwesterly edge of a concrete curb and said curb line extended, a distance of 30.62 feet to the Northwesterly line of that property described in Deed recorded in Volume 107 at page 606 of Klamath County, Oregon Deed Records; thence, South 39° 05' West along the Northwesterly line of said property, a distance of 67.74 feet to an "X" set in a concrete sidewalk on the Northeasterly line of Eighth Street; thence, North 50° 55' West along the Northeasterly line of Eighth Street, a distance of 29.99 feet to the True Point of Beginning of this description.

The true consideration for this conveyance is other property of value.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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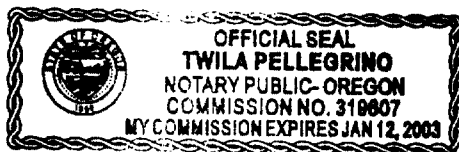
DATED: August 30, 2002.

Nine Pine Properties

By: *Richard F. Bogatay*
Richard F. Bogatay, Partner

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 30th day of August, 2002
by Richard F. Bogatay, known to me to be a partner of Nine Pine Properties.



Twila Pellegrino
Notary Public for Oregon
My Commission Expires: 1-12-2003