

MTL S8126-KR

GRANTOR:

Frank R. Bogatay Family LLC
115 N. 2nd Street
P.O. Box 493
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 09/24/2002 1:02 p.m.
Vol M02, Pg 54306-07
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

GRANTEES:

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

AFTER RECORDING RETURN TO:

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

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

No change

BARGAIN AND SALE DEED--STATUTORY FORM

FRANK R. BOGATAY FAMILY LLC, an Oregon limited liability company, ("Grantor"), conveys its entire interest, consisting of an undivided fee interest, to RICHARD F. BOGATAY, as to a twenty-nine and 34/100ths percent interest (29.34%); ROBERT J. BOGATAY, as to a thirty-seven and 33/100ths percent interest (37.33%), and the HENZEL FAMILY, LLC, as to a thirty-three and 33/100ths percent interest (33.33%), all as tenants in common (collectively the "Grantees"), the real property commonly known as the Linda Vista Apartments, more particularly described as follows:

Lots 5 and 6 in Block 41 of Hot Springs Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

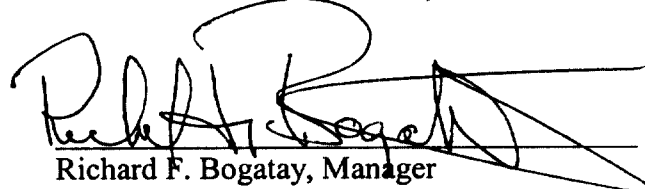
free of encumbrances, except the following: all zoning ordinances, building restrictions, assessments and special assessments.

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

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.

Dated the 24th day of September, 2002.

FRANK R. BOGATAY FAMILY, LLC



Richard F. Bogatay, Manager

STATE OF Oregon)
)ss.
County of Klamath)

BE IT REMEMBERED, That on this 24th day of September, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Richard F. Bogatay, known to me to be the identical individual who executed the foregoing instrument as the Manager of the Frank R. Bogatay Family, LLC and acknowledged to me that he executed the same freely and voluntarily for the use and purpose therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.




Notary Public for Oregon
My Commission Expires: 11/16/2003