

'02 SEP 27 PM2:59

State of Oregon, County of Klamath
Recorded 09/27/2002 2:59 p.m.
Vol M02, Pg 55145-46
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

MTL 58126-KR
WARRANTY DEED

RICHARD F. BOGATAY, AS TO A 29.34% INTEREST; ^{ROBERT}~~RICHARD~~ J. BOGATAY, AS TO A 37.33% INTEREST; AND JOANNE HENZEL, MANAGER OF THE HENZEL FAMILY, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO A 33.33% INTEREST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JANET PEARLE,
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:

Lots 5 and 6 in Block 41 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #373492

ACCT #3809-028CD-08200

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.

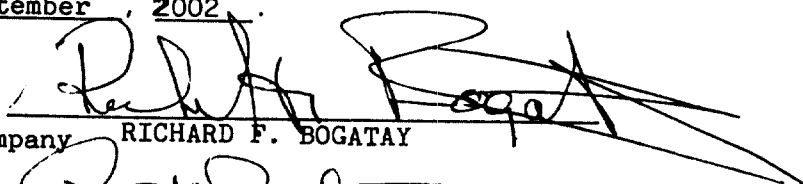
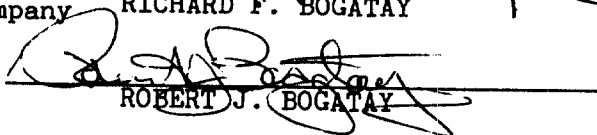
The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 259 E. Barnett #3, P.O. Box 141, Medford, OR 97501

Dated this 26th day of September, 2002.

THE HENZEL FAMILY, LLC,
an Oregon limited liability company

by:
JOANNE HENZEL, Manager


RICHARD F. BOGATAY

ROBERT J. BOGATAY

STATE OF OREGON

SS. September 26 2002

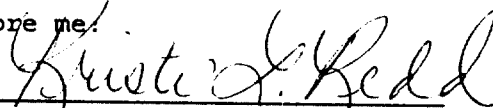
COUNTY OF _____

Personally appeared the above named JOANNE HENZEL, MANAGER OF THE
HENZEL FAMILY, LLC, an Oregon limited liability company

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,

Notary Public for Oregon
My commission expires 11/16/2003

ESCROW NO. MT58126-KR

Return to:

26.00 M

WARRANTY DEED

RICHARD F. BOGATAY, AS TO A 29.34% INTEREST, ^{ROBERT}~~RICHARD~~ J. BOGATAY, AS TO A 37.33% INTEREST, AND JOANNE HENZEL, MANAGER OF THE HENZEL FAMILY, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO A 33.33% INTEREST, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JANET PEARLE, 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:

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Dated this 26th day of September, 2002.

THE HENZEL FAMILY, LLC,

an Oregon limited liability company

RICHARD F. BOGATAY

by:

Joanne Henzel, Manager
JOANNE HENZEL, Manager

ROBERT J. BOGATAY

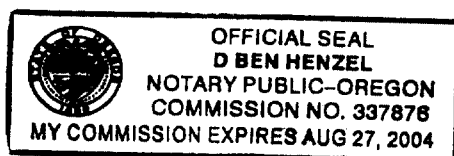
STATE OF OREGON

SS. September 26, 2002

COUNTY OF Multnomah

Personally appeared the above named JoAnn Henzel, Known to me to be The Manager of the Henzel Family, LLC

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
[Signature]
Notary Public for Oregon
My commission expires Aug 27, 2004

ESCROW NO. MT58126-KR

Return to: