

'02 OCT 7 PM 3:07

MTZ 57879-KR

THIS SPACE RESERVED FOR RECORDER'S USE

AmeriTitle

After recording return to:
S & P INVESTMENTS, LLC, AN OREGON
824 PINE STREET
KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:
S & P INVESTMENTS, LLC, AN OREGON
824 PINE STREET
KLAMATH FALLS, OR 97601

Escrow No. MT57879-KR
Title No. _____

Vol M02 Page 57244

State of Oregon, County of Klamath
Recorded 10/07/2002 3:07 P. m.
Vol M02, Pg 57244-45
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

RICHARD F. BOGATAY, ROBERT J. BOGATAY, AND HENZEL FAMILY, LLC, AN OREGON
LIMITED LIABILITY COMPANY, EACH AS TO AN UNDIVIDED 1/3 INTEREST, AS TENANTS
IN COMMON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
S & P INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
KEY #413822 ACCT #3809-032AA-09000
KEY #413804 ACCT #3809-032AA-09100
KEY #5201 ACCT #P-014630

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.

The true and actual consideration for this conveyance is
THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF THE GRANTOR.

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 this 14th day of October, 2002

Richard F. Bogatay
RICHARD F. BOGATAY, AS TO AN UNDIVIDED
1/3 INTEREST

Robert J. Bogatay
ROBERT J. BOGATAY, AS TO AN UNDIVIDED
1/3 INTEREST

Henzel Family, LLC
HENZEL FAMILY, LLC, AN OREGON LIMITED
LIABILITY COMPANY

BY: (see attached)
JOANNE HENZEL, MANAGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 4, by
RICHARD F. BOGATAY, ROBERT F. BOGATAY, AND JOANNE HENZEL, MANAGER OF HENZEL
FAMILY, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kristil J. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



EXHIBIT "A"
LEGAL DESCRIPTION

57245

PARCEL 1:

Lots 7 and 8, Block 13, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, 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 Northeasterly 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.