

'03 MAR 7 PM 2:08

**AmeriTitle**  
Part Of The JELD-WEN Family

MT 60154-KR

Vol M03 Page 59690

'03 AUG 15 PM 3:32

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
GARY A. WARD & BONNIE K. WARD  
16742 SW Cronin Rd.  
POWELL BUTTE, OR 97753

Until a change is requested all  
tax statements shall be sent to  
The following address:

GARY A. WARD & BONNIE K. WARD  
16742 SW Cronin Rd.  
POWELL BUTTE, OR 97753

Vol M03 Page 13994

State of Oregon, County of Klamath  
Recorded 03/07/2003 3:03 pm  
Vol M03 Pg 13994-95  
Linda Smith, County Clerk  
Fee \$ 26 # of Pgs 2

Escrow No. MT60154-KR

*This document is being re-recorded to correct the legal description.*

### WARRANTY DEED

EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
GARY A. WARD & BONNIE K. WARD, AS TENANTS BY THE ENTIRETY, 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**

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 \$195,000.00.

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 7th day of March, 2003.

EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY  
BY: Stuart Woolley Melinda Woolley  
STUART WOOLLEY & MELINDA WOOLLEY, MEMBERS

BY: Robert Bogatay Tamera Bogatay  
ROBERT BOGATAY & TAMERA BOGATAY, MEMBERS

BY: Richard Bogatay Linda M Bogatay  
RICHARD BOGATAY & LINDA BOGATAY, MEMBERS

State of Oregon, County of Klamath  
Recorded 08/15/2003 3:32 pm  
Vol M03 Pg 59690-92  
Linda Smith, County Clerk  
Fee \$ 31.00 RR# of Pgs 3



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 7, 2003 by STUART WOOLLEY, MELINDA WOOLLEY, ROBERT BOGATAY, TAMERA BOGATAY, RICHARD BOGATAY & LINDA BOGATAY, ALL MEMBERS OF EARLEY BUILDING, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2003

*31-RR*  
*26.00*

59691

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

13995

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 3 in Block 16 in the ORIGINAL TOWN OF KLAMATH FALLS, formerly Linkville, 28 feet Westerly from the Southeasterly corner of said Lot

3; thence Northwesterly and then parallel with 5th Street, 100 feet; thence Westerly and parallel with Main Street 35 feet; thence Southerly and parallel with 5th Street 100 feet; thence Easterly along the Northerly line of Main Street 35 feet to the point of beginning.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of Lots 3 and 4, Block 16 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly line of Lot 3 in Block 16 in the ORIGINAL TOWN OF KLAMATH FALLS, formerly Linkville, which point is 40 feet Northeasterly from the Southwesterly corner of said Lot 4; thence Northeasterly along the Northerly line of Main Street 27 feet; thence Northwesterly at right angles to Main Street 100 feet; thence Southwesterly and parallel with Main Street 27 feet; thence Southeasterly and at right angles to Main Street 100 feet to the place of beginning.