



After recording return to:
Richard D. Bogatay and Emily A.
Bogatay
680 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Richard D. Bogatay and Emily A.
Bogatay
680 Loma Linda Drive
Klamath Falls, OR 97601

File No.: 7021-259478 (SAC)
Date: September 25, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/29/03 2:05 P m
Vol M03 Pg 72382-83
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Emogene Jones, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Richard D. Bogatay and Emily A. Bogatay as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 15 of Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$206,000.00**. (Here comply with requirements of ORS 93.030)

72383

APN: 305422

Statutory Warranty Deed
- continued

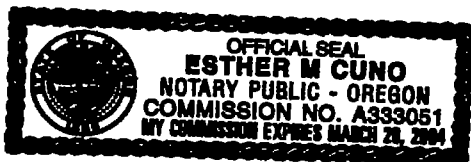
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Emogene Jones,
LLC, an Oregon
limited liability
company

x *Norma Barnhill*

STATE OF Oregon)
County of ~~Klamath~~ *Benton*)ss.
enc

This Instrument was acknowledged before me on this 26th day of September, 2003
by as of Emogene Jones, LLC, an Oregon limited liability company, on behalf of the .



Esther M. Cuno

Notary Public for Oregon

My commission expires: 03/26/04