

GRANTOR:

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

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State of Oregon, County of Klamath
 Recorded 11/14/03 3:03 p m
 Vol M03 Pg 84478-79
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

GRANTEES:

Richard F. Bogatay
 Robert J. Bogatay
 Henzel Family, LLC
 115 N. 2nd Street
 P.O. Box 493
 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

WARRANTY DEED--STATUTORY FORM

Frank R. Bogatay Family LLC, an Oregon limited liability company ("Grantor"), conveys and warrants to **Richard F. Bogatay, Robert J. Bogatay, and the Henzel Family, LLC**, and **Oregon limited liability company** ("Grantees"), each as to an equal one-third interest as tenants in common, the real property commonly known as the Michigan Street Lots, more particularly described as follows:

Lots 2, 3 and 4, Block 53, Second Hot Springs Addition to the City of Klamath Falls, in the County of Klamath, State of 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 Grantors.

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 9 day Nov, 2003.

Frank R. Bogatay Family, LLC

By: Richard F. Bogatay
Richard F. Bogatay, Manager

STATE OF OREGON)
)ss.
County of Klamath)

BE IT REMEMBERED, That on this 9th day of November, 2003, 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 Manager of the Frank R. Bogatay Family, LLC, who executed the foregoing instrument 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.



Trudie Durant
Notary Public for Oregon
My Commission Expires: _____