



After recording return to:
American Exchange Services, Inc.

Until a change is requested all tax statements
shall be sent to the following address:
American Exchange Services, Inc.

File No.: 7021-340942 (SAC)
Date: March 08, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 03/22/2004 2:47 P m
Vol M04 Pg 16077-79
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Cordella J. Doveri, Trustee of the Cordella J. Doveri Family Trust, dated July 13, 1994,
Grantor, conveys and warrants to **Richard F. Bogatay, Grantee**, the following described real property
free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. 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 **\$"The true consideration for this conveyance is pursuant to an IRC Tax Deferred Exchange on behalf of the Grantee."** (Here comply with requirements of ORS 93.030)

8/12

16078

APN: 413653

Statutory Warranty Deed
- continued

File No.: 7021-340942 (SAC)
Date: 03/08/2004

Cordelia J. Doveri, Trustee of the Cordella J.
Doveri Family Trust, dated July 13, 1994

Cordelia J. Doveri Trustee
Cordelia J. Doveri, Trustee

STATE OF Oregon

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)ss.
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County of Klamath

This Instrument was acknowledged before me on this 16th day of March, 2004
by as of Cordella J. Doveri, Trustee of the Cordella J. Doveri Family Trust, dated July 13, 1994, on behalf
of the .

Jean A. Kilgore

Notary Public for Oregon
My commission expires: 12/27/04



APN: 413653

Statutory Warranty Deed
- continuedFile No.: 7021-340942 (BAC)
Date: 03/08/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Lots 4 and 5 in Block 49 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, saving and excepting therefrom the Northwesterly 7 feet of said Lots 4 and 5 as described in Deed from Ralph H. Ross et al., to City of Klamath Falls, Oregon, dated April 3, 1922, recorded October 16, 1923 in Volume 63 of Deeds, Page 67, records of Klamath County, Oregon, for alley.

Also that portion of Lot 3 in Block 49 of Nichols Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the most Southerly corner of said Lot 3; thence Northwesterly along the most Westerly line of said Lot 3 a distance of 113 feet to the Southeasterly line of an alley described in Book 63 at Page 67 of Deed records of Klamath County, Oregon; thence Northeasterly along the Southeasterly line of said alley a distance of 50 feet; thence Southeasterly along a line parallel with, and 50 feet distant at right angles from the most Westerly line of said Lot 3 a distance of 113 feet to the most Southeasterly line of said Lot 3; thence Southwesterly along the Southeasterly line of said Lot 3 a distance of 50 feet to the point of beginning.