

05 JUL 12 PM 11:53

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After recording return to:  
William D. Cagley  
PO Box 1064  
Menco Park, CA 94026

Until a change is requested all tax statements  
shall be sent to the following address:  
William D. Cagley  
PO Box 1064  
Menco Park, CA 94026

File No.: 7021-596833 (SAC)  
Date: July 08, 2005

THIS SPACE

State of Oregon, County of Klamath  
Recorded 07/12/05 11:53a m  
Vol M05 Pg 53151-52  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Richard D. Bogatay and Emily A. Bogatay**, Grantor, conveys and warrants to **William J. Cagley**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 19 Block 31 Hot Springs 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.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** 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 **\$The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred exchange on behalf of said Grantee..** (Here comply with requirements of ORS 93.030)

20F.

APN: R215421

Statutory Warranty Deed  
- continuedFile No.: 7021-596833 (SAC)  
Date: 07/08/2005

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

  
Richard D. Bogatay  
Emily A. Bogatay

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2005  
by **Richard D. Bogatay and Emily A. Bogatay**.  
Stacy Collins

Notary Public for Oregon

My commission expires: 08-02-07

