

05 AUG 03 AM 11:13



After recording return to:  
Bogatay, Bogatay & Garbutt

403 Main St.  
Klamath Falls, OR 97601

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

File No.: 7021-569721 (SAC)

Date: July 29, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M05 Page 60762

State of Oregon, County of Klamath

Recorded 08/03/05 11:13 A m

Vol M05 Pg 60762-64

Linda Smith, County Clerk

Fee \$ 31.20 # of Pgs 3

## STATUTORY BARGAIN AND SALE DEED

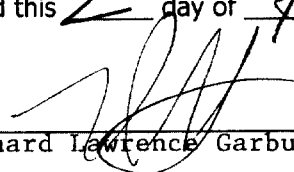
**Bogatay, Bogatay & Garbutt, an Oregon General Partnership**, Grantor, conveys to **Robert Jon Bogatay, Richard Frank Bogatay, and Richard Lawrence Garbutt**, Grantee, the following described real property:

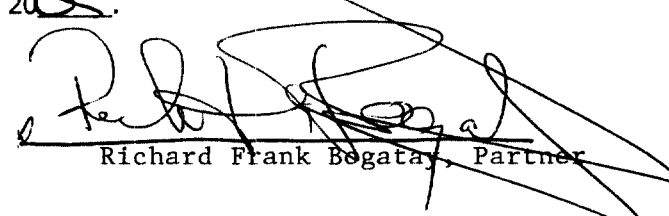
See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **sother than money**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of August, 2005.

  
Richard Lawrence Garbutt, partner

  
Richard Frank Bogatay, Partner

  
Robert Jon Bogatay, Partner

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60763

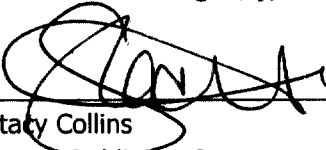
APN: 412734

Bargain and Sale Deed  
- continued

File No.: 7021-569721 (SAC)  
Date: 07/29/2005

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 2 day of August, 2005  
by **Robert Jon Bogatay, Partner and Richard Frank Bogatay, Partner and Richard Lawrence Garbutt, Partner.**

  
\_\_\_\_\_  
Stacy Collins  
Notary Public for Oregon  
My commission expires: 08-02-07



**60764**

APN: **412734**

Bargain and Sale Deed  
- continued

File No.: **7021-569721 (SAC)**  
Date: **07/29/2005**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

The Easterly 45 feet of Lot 1 of Block 15 of Original Town of Linkville, now City of Klamath Falls, Oregon, 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 Southeasterly corner of Lot 1 Block 15 of the City of Klamath Falls (formerly Linkville) at the corner of Main and Seventh Streets; thence Northerly along the Easterly boundary of said Lot a distance of 105 feet; thence Westerly at right angles with Seventh Street a distance of 45 feet; thence Southerly parallel with Seventh Street a distance of 105 feet to the boundary line of Main Street; thence Easterly along Main Street 45 feet to the place of beginning.