



After recording return to:
Gerald A. and Susan B. Massini
2101 Sierra Pl.
Ukiah, CA 95482

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

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State of Oregon, County of Klamath
Recorded 08/03/05 11:13A m
Vol M05 Pg 60765-67
Linda Smith, County Clerk
Fee \$ 3⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

Robert Jon Bogatay, Richard Frank Bogatay, and Richard Lawrence Garbutt, Grantor, conveys and warrants to **Gerald A. Massini and Susan B. Massini, as tenants by the entirety**, 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. 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 the Grantor."** (Here comply with requirements of ORS 93.030)

60766

APN: 412734

Statutory Warranty Deed
- continued

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

Dated this 2 day of August, 2005

Richard Lawrence Garbutt

Richard Frank Bogatay

STATE OF Oregon

) Robert Jon Bogatay

)ss.

County of Klamath

)

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

Stacy Collins

Notary Public for Oregon

My commission expires: 08-02-07



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.