

After recording return to: Richard F. Bogatay 621 Loma Linda Drive Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Richard F. Bogatay 621 Loma Linda Drive Klamath Falls, OR 97601

File No.: 7021-672922 (DMC) Date: October 21, 2005

## M05-67546

Klamath County, Oregon 10/26/2005 03:45:41 PM Pages 2 Fee: \$26.00

## STATUTORY BARGAIN AND SALE DEED

Richard F. Bogatay, Grantor, conveys to Richard F. Bogatay as to 1/2 interest and Robert J. Bogatay as to 1/2 interest, 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 **\$1.00**. (Here comply with requirements of ORS 93.030)

Dated this <u>24</u> day of <u>Octobur</u>, 20<u>05</u>

donard i . Događaj

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Bargain and Sale Deed

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**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.

STATE OF Oregon )
)ss.
County of Klamath )

This instrument was acknowledged before me on this

by Richard F. Bogatay.

OFFICIAL SEAL
DORI CRAIN
NOTARY PUBLIC- OREGON
COMMISSION NO. 351693
MY COMMISSION EXPIRES NOV 7, 2005 ()

Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2005

day of