



After recording return to:
Sam Henzel and Julie Henzel
125 S 6th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Sam Henzel and Julie Henzel
125 S 6th Street
Klamath Falls, OR 97601

File No.: 7021-1016752 (ALF)
Date: April 03, 2007

2007-006463

Klamath County, Oregon



00019695200700064630030031

04/06/2007 03:27:30 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Richard Bogatay and Robert Bogatay, not as tenants in common, but with full rights of survivorship, Grantor, conveys and warrants to **Richard Bogatay and Robert Bogatay, not as tenants in common, but with full rights of survivorship**, as to an undivided 70% interest and **Sam Henzel and Julie Henzel, husband and wife, as to an undivided 30% interest**, 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.

Subject to:

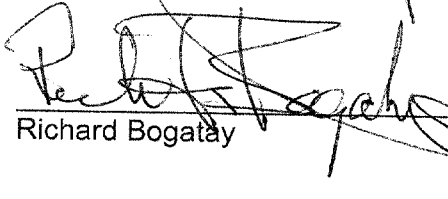
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

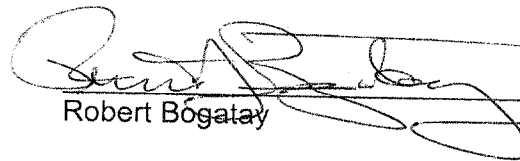
The true consideration for this conveyance is **\$186,200.00**. (Here comply with requirements of ORS 93.030)

31-F

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated this 6th day of April, 2007


Richard Bogatay


Robert Bogatay

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 6th day of April, 2007
by **Richard Bogatay and Robert Bogatay**





Notary Public for Oregon

My commission expires: 10/16/2010

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in Lot 3 and Lot 4, Block 38 Linkville, now City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 50°55' West along the Southwesterly line of said Lot 4 a distance of 81.20 feet to the Northwesterly face of a party wall; thence North 39°12'36" East along the Northwesterly face of said party wall a distance of 90.50 feet; thence North 50°55' West a distance of 39.00 feet to a one-half inch iron pin on the Northwesterly line of said Lot 3; thence North 39°05' East a distance of 39.75 feet to the most Northerly corner of said Lot 3; thence South 50°55' East a distance of 120.00 feet to the most Easterly corner of said Lot 3; thence South 39°05' West a distance of 130.25 feet to the point of beginning.