

2008-015750

Klamath County, Oregon



THIS SPACE



11/24/2008 03:08:13 PM

Fee: \$31.00

After recording return to:
Richard D. Bogatay and Emily A.
Bogatay
680 Loma Linda Drive
Klamath Falls, OR 97601

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

File No.: 7021-1305489 (ALF)
Date: November 20, 2008

STATUTORY BARGAIN AND SALE DEED

R. Darren Bogatay, Grantor, conveys to **Richard D. Bogatay and Emily A. Bogatay, as tenants by the entirety**, Grantee, the following described real property:

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

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of November, 2008

F31-

APN: R522232

Bargain and Sale Deed
- continued

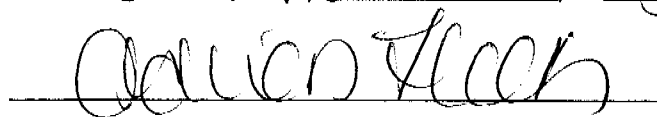
File No.: 7021-1305489 (ALF)
Date: 11/20/2008



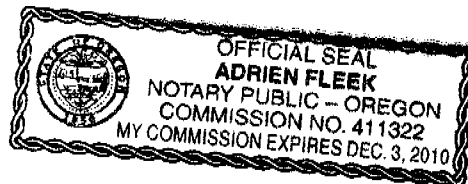
R. Darren Bogatay

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of November, 2008
by **R. Darren Bogatay**.



Notary Public for Oregon
My commission expires: 12-3-10



APN: R522232

Bargain and Sale Deed
- continued

File No.: 7021-1305489 (ALF)

Date: 11/20/2008

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

ALL THAT PORTION OF TRACT 29 OF KIELSMEIER ACRE TRACTS, 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 SOUTHWEST CORNER OF SAID TRACT 29; THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 77 FEET; THENCE EAST A DISTANCE OF 174.5 FEET; THENCE SOUTH ALONG THE WEST LINE OF THAT CERTAIN TRACT OF LAND DEEDED BY ELMER C. TRIPP ET UX., TO LLOYD J. GOBLE ET UX., BY DEED RECORDED AUGUST 23, 1950, A DISTANCE OF 77 FEET TO THE SOUTH LINE OF SAID TRACT 29; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 174.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.