

2010-014405

Klamath County, Oregon



00094323201000144050040047

THIS SPACE

12/20/2010 03:46:33 PM

Fee: \$52.00



After recording return to:
Kern Building LLC

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

File No.: 7021-1640637 (ALF)
Date: November 22, 2010

1st 1640637

STATUTORY BARGAIN AND SALE DEED

Richard Bogatay and Robert Bogatay and Sam Henzel and Julie Henzel, Grantor, conveys to **Kern Building LLC, an Oregon Limited Liability Company**, 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**. (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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 16 day of December, 2010.

F

STATE OF Oregon }

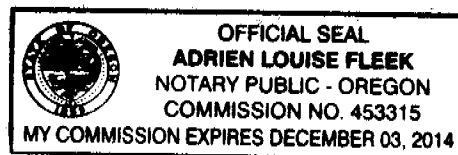
COUNTY OF Klamath }

On December 17, 2010, before me, a notary public within and for said County,
personally appeared Sam and Julie Hentzel, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleeck

Notary Public

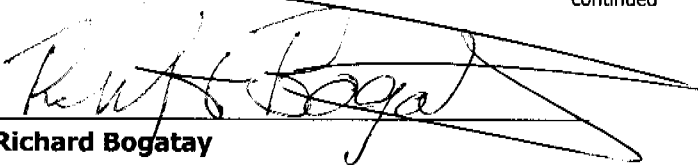
My commission expires: 12-3-14



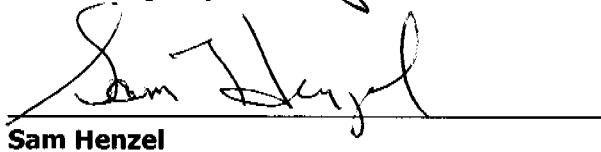
APN: R413966

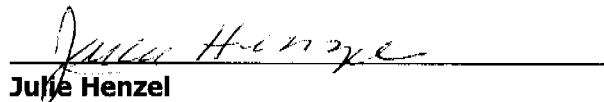
Bargain and Sale Deed
- continued

File No.: 7021-1640637 (ALF)
Date: 11/22/2010


Richard Bogatay

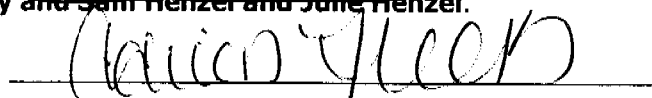

Robert Bogatay


Sam Henzel

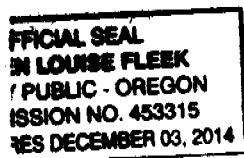
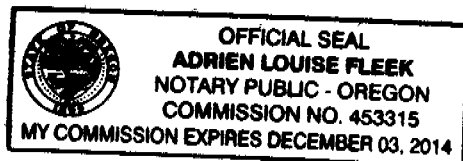

Julie Henzel

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of December, 20 10
by ~~Richard Bogatay and Robert Bogatay and Sam Henzel and Julie Henzel.~~



Notary Public for Oregon
My commission expires: 12-3-14



APN: **R413966**

Bargain and Sale Deed
- continued

File No.: **7021-1640637 (ALF)**
Date: **11/22/2010**

EXHIBIT A

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

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.