

2012-006392

Klamath County, Oregon



00119629201200063920040041

06/12/2012 10:57:42 AM

Fee: \$52.00

**GRANTOR:**

Jon Robert Bogatay  
P.O. Box 493  
Klamath Falls, OR 97601-0027

**GRANTEE:**

Jon Robert Bogatay & Linda Michele Darrah Bogatay,  
Trustees of the Jon Robert Bogatay Revocable Trust,  
u/a/d November 7, 2011  
P.O. Box 493  
Klamath Falls, OR 97601-0027

**AFTER RECORDING RETURN TO:**

Henzel Law Offices  
0224 S.W. Hamilton St., Ste. 300  
Portland, OR 97239

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
Same as Grantee.

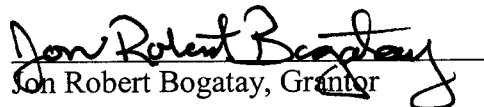
**BARGAIN AND SALE DEED – STATUTORY FORM**

Jon Robert Bogatay (aka Robert Bogatay, Robert J. Bogatay, and J. Robert Bogatay) (the "Grantor"), conveys to Jon Robert Bogatay & Linda Michele Darrah Bogatay, Trustees of the Jon Robert Bogatay Revocable Trust, u/a/d November 7, 2011 (the "Grantee"), all of Grantor's interest in the real property, free of encumbrances except for matters of public record, situated in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$0.

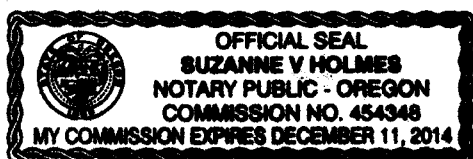
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

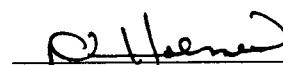
DATED: December 29, 2011.

  
Jon Robert Bogatay, Grantor

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Acknowledged before me on December 29, 2011, by Jon Robert Bogatay, Grantor.



  
Notary Public for Oregon  
My Commission Expires: DEC 11, 2014

## **Exhibit "A"**

### **PARCEL 1**

The real property commonly known as 610 S. Spring Street, Klamath Falls, Klamath County, Oregon and more particularly described as:

Lots 15B and 16A of Block 7 of RAILROAD 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.

Property ID #R478094  
Map Tax Lot #R-3809-033BC-01000-000

### **PARCEL 2**

The real property commonly known as 711 / 715 Main Street, Klamath Falls, Klamath County, Oregon, and more particularly described as follows:

Lot 3, Block 14, ORIGINAL TOWN OF KLAMATH FALLS (LINKVILLE), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northwesterly 8 feet thereof, as conveyed to the City of Klamath Falls, by deed recorded February 11, 1925 in Vol. 65, pg. 307, Records of Klamath County, Oregon.

Property ID #R413895  
Map Tax Lot #R-3809-032AB-04300-000

### **PARCEL 3**

The real property commonly known as 121 S. 6<sup>th</sup> Street, Klamath Falls, Klamath County, Oregon and more particularly described as:

A tract of land situated in Lots 3 and 4, Block 38 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 most Westerly corner of said Lot 4, said point being marked with a one-half inch iron pin; thence North 39°05' East along the Northwesterly line of Lot 4 and Lot 3 of said Block 38 a distance of 90.50 feet to a one-half inch iron pin; thence South 50°55' East a distance of 39.00 feet to the Northwesterly face of a party wall; thence South 39°12'36" West along the Northwesterly face of said party wall a distance of 90.50 feet to the Southwesterly line of said Lot 4; thence North 50°55' West a distance of 38.80 feet to the point of beginning.

TOGETHER WITH a perpetual and irrevocable easement over and across the following described real property, to-wit:

Beginning at a one-half inch iron pin on the Northwesterly line of Lot 3, Block 38, Linkville, said point being North 39°05' East a distance of 90.50 feet from the one-half inch iron pin marking the most Westerly corner of Lot 4, Block 38, Linkville; thence North 39°05' East along the Northwesterly line of said Lot 3 a distance of 10.00 feet; thence South 50°55' East a distance of 39.00 feet; thence South 39°05' West a distance of 10.00 feet; thence North 50°55' West a distance of 39 feet to the point of beginning. Said easement to run with the real property herein described for the purpose of ingress and egress to said property.

Property ID #413975  
Map Tax Lot #R-3809-032AB-05000-000

#### PARCEL 4

The real property commonly referred to as a part of Security Mini-Storage located in Klamath Falls, Klamath County, Oregon and more particularly described as:

A tract of land situated in the NE1/4 NE1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that property conveyed to Subhash C. Patel and Renuka S. Patel by Deed M99-38255 of the Klamath County Deed Records, more particularly described as follows:

Beginning at a ½ inch iron pin marking the Northwest corner of Chelsea Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 00°08'52" East, 678.17 feet, along the West line of the NE1/4 NE1/4 of said Section 19, to a point on the Southwesterly right of way line of the Dalles-California Highway (Highway 97), said right of way line being a curve concave to the Southwest and having a radius of 5,689.58 feet; thence Southeasterly along the arc of said curve a distance of 23.94 feet (chord bears South 39°11'51" East, a distance of 23.94') to the end of said curve at Highway Centerline Station 62+23.9; thence continuing along said right of way South 38°59'16" East, 366.56 feet; thence South 51°00'44" West, 47.11 feet along a line perpendicular to said right of way, to a point; thence South 00°08'52" West, 345.21 feet along a line parallel with the West line of the NE1/4 NE1/4 of said Section 19, to a point on the North line of Chelsea Addition; thence North 89°57'31" West, 210.00 feet to the point of beginning.

RESERVING to the Grantors, their successors, and assigns, a utility easement 20 feet in width over and across the real property herein conveyed. Said easement for existing sewer and water lines, lying Southwesterly and adjoining the Southwesterly right of way line of the Dalles-California Highway.

Property ID #R888906  
Map Tax Lot #R-3809-019AA-00301-000

#### PARCEL 5

The real property commonly known as 129 S. 9<sup>th</sup> Street and 919 Klamath Avenue, Klamath Falls, Klamath County, Oregon, and more particularly described as:

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.

Property ID#R413653      Map Tax Lot #R-3809-032AA-06200-000 and  
Property ID#R413644      Map Tax Lot #R-3809-032AA-06100-000.

**PARCEL 6**

All of Lots 2, 3, 4, 5 and 6, Except the Southerly 35 feet of Lot 6, Block 53, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH that portion of vacated alley adjoining said property on the Northeast, said alley vacated by vacation order recorded April 15, 1965, in Book 360 at page 596, Deed Records of Klamath County, Oregon.

Property ID #R372251	Map Tax Lot #R-3809-028CC-00300-000, and
Property ID #R372260	Map Tax Lot #R-3809-028CC-00400-000, and
Property ID #R372279	Map Tax Lot #R-3809-028CC-00500-000, and
Property ID #R372288	Map Tax Lot #R-3809-028CC-00600-000, and
Property ID #R372304	Map Tax Lot #R-3809-028CC-00800-000.