

St 1257205

2012-007429

Klamath County, Oregon



After recording return to:
9th Street Market Place, LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
9th Street Market Place, LLC
same as above

File No.: 7029-1257205 (DKB)
Date: July 16, 2008

THIS SPACE R



00120841201200074290030033

07/06/2012 02:53:39 PM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Frank Richard Bogatay who acquired title as Richard F Bogatay, Grantor, conveys to **9th Street Market Place, LLC, a 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 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.

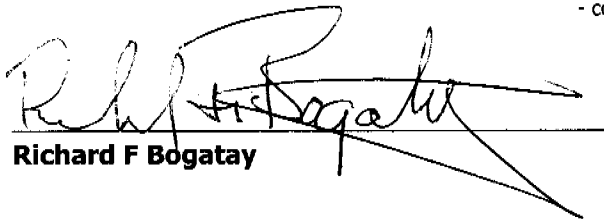
Dated this 5 day of July, 2012.

F 47

APN: R413653

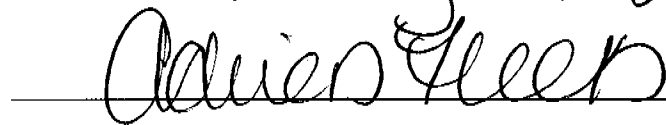
Bargain and Sale Deed
- continued

File No.: 7029-1257205 (DKB)
Date: 07/16/2008


Richard F Bogatay

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 5 day of July, 2012
by **Richard F Bogatay**.



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

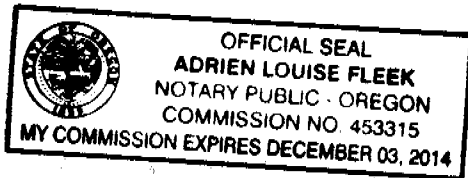


EXHIBIT A**LEGAL DESCRIPTION:**

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.