

1st 1257159

2012-007591

Klamath County, Oregon



After recording return to:
Security Mini, LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Security Mini, LLC
same as above

File No.: 7029-1257159 (DKB)
Date: July 16, 2008

THIS SPACE



00121034201200075910030035

07/11/2012 11:27:00 AM

Fee: \$47.00

STATUTORY BARGAIN AND SALE DEED

Security Mini-Storage, a partnership - as to Parcel I, Frank Richard Bogatay who acquired title as Richard F. Bogatay, as to Parcel II, Grantor, conveys to **Security Mini, LLC**, Grantee, the following described real property:

PARCEL I:

A TRACT OF LAND SITUATED IN LOT 1, SECTION 18 AND LOT 5 SECTION 19, ALL IN TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING THAT PORTION OF THE TRACT DESCRIBED AS PARCEL 3 IN VOLUME 297 PAGE 474, DEED RECORDS OF KLAMATH COUNTY, OREGON, LYING SOUTH OF THE DALLES CALIFORNIA HIGHWAY.

PARCEL II:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF NORTHEAST QUARTER 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:

F 47-

BEGINNING AT A HALF 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 NORTHEAST QUARTER OF NORTHEAST QUARTER 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 NORTHEAST QUARTER OF NORTHEAST QUARTER 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.

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 _____ day of _____, 20_____.

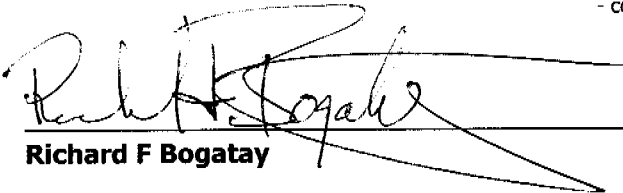

Security Mini-Storage by Richard F. Bogatay


Security Mini-Storage by Linda Bogatay

APN: R432393

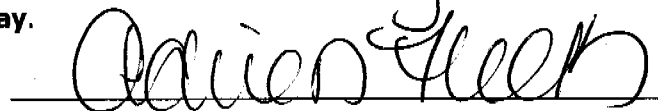
Bargain and Sale Deed
- continued

File No.: 7029-1257159 (DKB)
Date: 07/16/2008


Richard F Bogatay

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 10 day of July, 2012
by **Richard F. Bogatay and Linda Bogatay.**



Notary Public for Oregon
My commission expires: 10-3-14

