

1st



After recording return to:
Richard Bogatay
621 Loma Linda Dr
Klamath Falls, OR 97601

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

File No.: ()
Date: November 21, 2012

2012-013103

Klamath County, Oregon

11/27/2012 09:16:08 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY BARGAIN AND SALE DEED

Richard F. Bogatay and Tamyra L. Bogatay, Grantor, conveys to **Richard F. Bogatay and Tamyra L. Bogatay, Trustees of the Bogatay Revocable Trust**, Grantee, the following described real property:

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

See Attached Exhibit "A"

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

F.
47.00

APN:

Bargain and Sale Deed
- continued

File No.: **Adrien (ALF)**
Date: **08/28/2012**

Dated this 26 day of November, 2012.

Richard F. Bogatay
Richard F. Bogatay

Tamya L. Bogatay
Tamya L. Bogatay

STATE OF Oregon)
County of Clatsop) ss.

This instrument was acknowledged before me on this 26 day of November, 2012
by **Richard F. Bogatay and Tamya L. Bogatay**

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

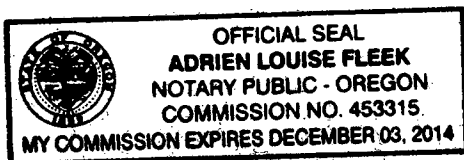


EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

All that portion of Tracts 49 and 50 of Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Tract 50, running thence S. $21^{\circ}14'$ E. along the Westerly line of said Tract 50, a distance of 50 feet; thence Northeasterly parallel to the Northwesternly line of said Tract 50 to the Easterly line of said Lot 50; thence N. $12^{\circ}14'$ W. a distance of 50.5 feet, more or less, to the most Northerly corner of said Tract 50; thence N. $21^{\circ}14'$ W. along the Easterly line of said Tract 49, a distance of 40 feet, more or less, to the most Easterly corner of tract conveyed to Richard G. Beane, et ux., by deed recorded in Vol. 285 of Deeds, on page 115 thereof; thence Southwesterly parallel to the Northwesternly line of said Tract 49 a distance of 139.1 feet to the Easterly line of Loma Linda Drive; thence S. $21^{\circ}14'$ E. a distance of 40 feet to the point of beginning.