



12/31/2012 03:04:28 PM

Fee: \$42.00

**GRANTOR:**

Linda Michele Darrah Bogatay, Trustee  
Jon Robert Bogatay Revocable Trust  
P.O. Box 493  
Klamath Falls, OR 97601-0027

**GRANTEE:**

Lake Park Towers, LLC  
P.O. Box 493  
Klamath Falls, OR 97601-0027

**AFTER RECORDING RETURN TO:**

Matthew Bogatay  
P.O. Box 493  
Klamath Falls, OR 97601

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

**BARGAIN AND SALE DEED – STATUTORY FORM**

Linda Michele Darrah Bogatay, Trustee of the Jon Robert Bogatay Revocable Trust, u/a/d November 7, 2011 (the "Grantor"), conveys to Lake Park Towers, LLC (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.

The true consideration for this conveyance is \$0.

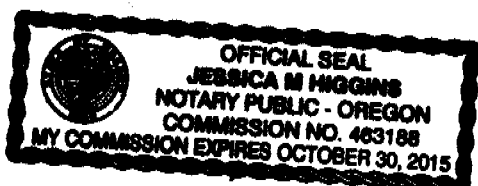
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 31, 2012.

Linda Michele Darrah Bogatay, Trustee  
Jon Robert Bogatay Revocable Trust

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Acknowledged before me on December 31, 2012, by Linda Michele Darrah Bogatay, Trustee of the Jon Robert Bogatay Revocable Trust, u/a/d November 7, 2011, Grantor.



Notary Public for Oregon

Exhibit "A"

The real property commonly known as 203 Main Street, Klamath Falls, Klamath County, Oregon and more particularly described as:

A portion of Lots 4, 3 and 2 in Block 19 of Original Town of Klamath Falls (formerly Linkville) according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence N.  $39^{\circ}05'$  E. along the Southeasterly line of said Lots 4 and 3 a distance of 128.6 feet; thence at right angles N.  $50^{\circ}55'$  W., parallel with the Westerly line of said Lot 4 a distance of 77.6 feet to a corner of the Bush Furniture building; thence N.  $05^{\circ}50'$  W. along the outside face of said building a distance of 5.8 feet to a corner of said building, said corner being S.  $50^{\circ}55'$  E 30.1 feet from the Southeasterly line of the alley in said Block 19; thence N.  $50^{\circ}55'$  W. along the outside face of said building a distance of 30.1 feet, more or less, to the Southeasterly line of said alley; thence S.  $39^{\circ}05'$  W. along said Southeasterly line a distance of 132.9 feet to the Northeasterly line of 2nd. Street; thence S.  $50^{\circ}55'$  E. along said line a distance of 112.0 feet to the point of beginning.

Property ID #R476103

Map Tax Lot #R-3809-032AC-05500-000