

2012-014510

Klamath County, Oregon



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12/31/2012 03:04:36 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:

6th Street Business Center, LLC
621 Loma Linda Drive
Klamath Falls, OR 97601

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.

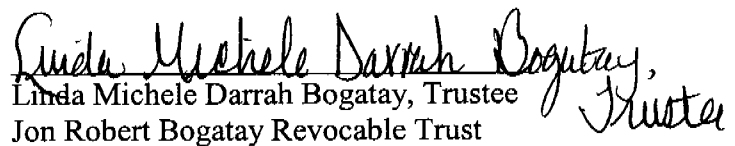
BARGAIN AND SALE DEED – STATUTORY FORM

Linda Michele Darrah Bogatay, Trustee of the Jon Robert Bogatay Revocable Trust, u/a/d November 7, 2011 (the "Grantor"), conveys to 6th Street Business Center, LLC, an Oregon limited liability company (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.

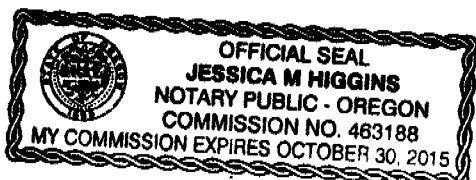
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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



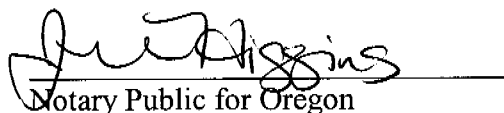

Notary Public for Oregon

EXHIBIT "A"

The real property commonly known as 121 S. 6th 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 Northwesternly 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 Northwesternly face of a party wall; thence South 39°12'36" West along the Northwesternly face of said party wall a distance of 90.50 feet to the Southwesternly 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 Northwesternly 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 Northwesternly 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