

2012-014511
Klamath County, Oregon



12/31/2012 03:04:54 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:

9th Street Market Place, 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.

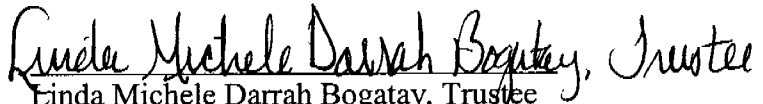
BARGAIN AND SALE DEED – STATUTORY FORM

Linda Michele Darrah Bogatay, Trustee of the Jon Robert Bogatay Revocable Trust, u/a/d November 7, 2011 (the "Grantor"), conveys to 9th Street Market Place, 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.

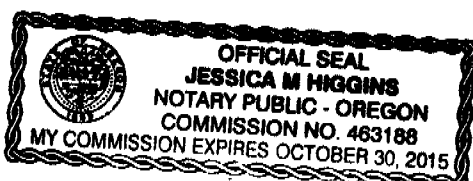
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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



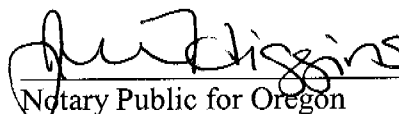

Notary Public for Oregon

EXHIBIT "A"

The real property commonly known as 129 S. 9th Street and 919 Klamath Avenue, Klamath Falls, Klamath County, Oregon, and more particularly described as:

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.

Property ID#R413653 Map Tax Lot #R-3809-032AA-06200-000 and
Property ID#R413644 Map Tax Lot #R-3809-032AA-06100-000.