

Returned to County

2012-014513

Klamath County, Oregon



12/31/2012 03:05:36 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:

Security Mini, 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 Security Mini, 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.

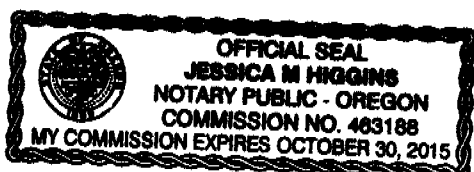
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS AND 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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



Jess Higgins
Notary Public for Oregon

EXHIBIT "A"

The real property commonly referred to as a part of Security Mini-Storage located in Klamath Falls, Klamath County, Oregon and more particularly described as:

A tract of land situated in the NE1/4 NE1/4 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:

Beginning at a ½ 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 NE1/4 NE1/4 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 NE1/4 NE1/4 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.

RESERVING to the Grantors, their successors, and assigns, a utility easement 20 feet in width over and across the real property herein conveyed. Said easement for existing sewer and water lines, lying Southwesterly and adjoining the Southwesterly right of way line of the Dalles-California Highway.

Property ID #R888906

Map Tax Lot #R-3809-019AA-00301-000