

2012-014514

Klamath County, Oregon



12/31/2012 03:05:56 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:

Linda Michele Darrah Bogatay, Trustee
Linda Michele Darrah Bogatay Revocable Trust
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 Linda Michele Darrah Bogatay, Trustee of the Linda Michele Darrah Bogatay Revocable Trust, u/a/d November 7, 2011 (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.

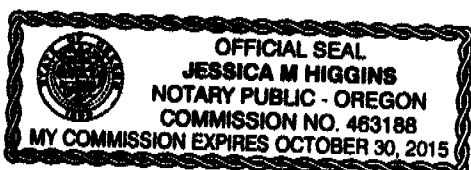
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

PARCEL 1

The real property commonly known as 610 S. Spring Street, Klamath Falls, Klamath County, Oregon and more particularly described as:

Lots 15B and 16A of Block 7 of RAILROAD 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.

Property ID #R478094

Map Tax Lot #R-3809-033BC-01000-000

PARCEL 2

The real property commonly known to Grantor as the "Michigan Street Lots" and more particularly described as:

All of Lots 2, 3, 4, 5 and 6, Except the Southerly 35 feet of Lot 6, Block 53, HOT SPRINGS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH that portion of vacated alley adjoining said property on the Northeast, said alley vacated by vacation order recorded April 15, 1965, in Book 360 at page 596, Deed Records of Klamath County, Oregon.

Property ID #R372251

Property ID #R372260

Property ID #R372279

Property ID #R372288

Property ID #R372304

Map Tax Lot #R-3809-028CC-00300-000, and

Map Tax Lot #R-3809-028CC-00400-000, and

Map Tax Lot #R-3809-028CC-00500-000, and

Map Tax Lot #R-3809-028CC-00600-000, and

Map Tax Lot #R-3809-028CC-00800-000.