



WTC 96725-KR

THIS SPAC

2013-004706

Klamath County, Oregon



00135169201300047060020021

05/02/2013 03:21:08 PM

Fee: \$42.00

After recording return to:

Richard Darren Bogatay

680 Loma Linda

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Richard Darren Bogatay

680 Loma Linda

Klamath Falls, OR 97601

Escrow No. MT96725-KR

Title No. 0096725

SWD r.020212

STATUTORY WARRANTY DEED

William C. Fridinger,

Grantor(s), hereby convey and warrant to

Richard Darren Bogatay,

Grantee(s), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 1 and 2, Block 1, REPLAT NO. 1 of a Portion of SUNNYSIDE 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.
TOGETHER WITH that portion of vacated 5th Avenue adjacent to Lot 1 which inured thereto.

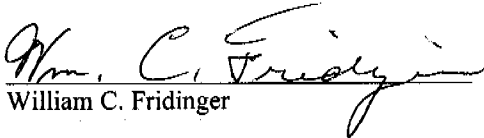
The true and actual consideration for this conveyance is **\$267,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

4/2/13

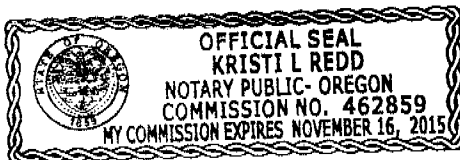
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

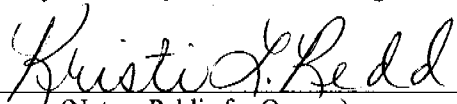
Dated this *1st* day of *May* 2013.


William C. Fridinger

State of Oregon
County of Klamath

This instrument was acknowledged before me on *May 1, 2013* by William C. Fridinger.




(Notary Public for Oregon)
My commission expires 11/16/2015