

BB:

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2013-004707

Klamath County, Oregon



00135170201300047070020026

05/02/2013 03:21:51 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USE

WTC 1077-KR  
 City of Klamath Falls  
 500 Klamath Avenue  
 Klamath Falls, OR 97601  
 Grantor's Name and Address\*  
 Darren Bogatay  
 680 Loma Linda Drive  
 Klamath Falls, OR 97601  
 Grantee's Name and Address\*  
 After recording, return to (Name and Address):  
 Darren Bogatay  
 680 Loma Linda Drive  
 Klamath Falls, OR 97601  
 Until requested otherwise, send all tax statements to (Name and Address):  
 NO CHANGE

\*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that CITY OF KLAMATH FALLS

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto DARREN BOGATAY, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lots 1 and 2, Block 1 of 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 intent of this Quitclaim is to EXTINGUISH the Restrictive Covenant dated July 15, 2010 and recorded on July 16, 2010 in Volume 2010-008544, Microfilm Records of Klamath County, Oregon and then rerecorded on July 26, 2010 in Volume 2010-008827, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. ~~However, the~~

~~actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

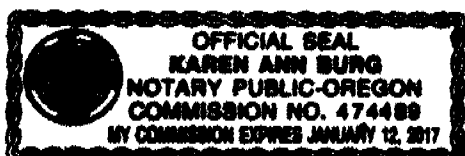
IN WITNESS WHEREOF, grantor has executed this instrument on April 23, 2013; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

City of Klamath Falls  
 X by: Erik Nobel  
Nathan M. Cherpeski, City Manager

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

This instrument was acknowledged before me on April 23, 2013by Karen Burg as Erik Nobelas Planning Managerof City of Klamath Falls

Notary Public for Oregon

My commission expires January 12, 2017

See attached Notary Acknowledgement for additional signer.

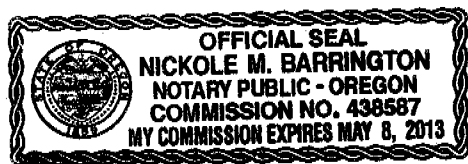
42AND

NOTARY ACKNOWLEDGEMENT FOR QUITCLAIM DEED dated April 23, 2013 from City of Klamath Falls, as Grantor to Darren Bogatay, Grantee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 26, 2013 by Nathan M. Cherpeski

As City Manager for the City of Klamath Falls.



Nickole M. Barrington  
(Notary Public for Oregon)

My commission expires 5-8-2013