



2016-003177
Klamath County, Oregon
03/25/2016 02:51:46 PM
Fee: \$62.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Victory Commons, LLC, an Oregon Limited Liability
Company

1052 NW 17th Street

Redmond, OR 97756

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

Victory Commons, LLC, an Oregon Limited Liability
Company

1052 NW 17th Street

Redmond, OR 97756

File No. 83235AM

STATUTORY WARRANTY DEED

Richard F. Bogatay and Tamyra L. Bogatay, Trustees of the Bogatay Revocable Trust, dated October 5, 2012,
to an undivided one-third interest.

Kimberly B.E. Henzel Smith, Trustee of the David P. Henzel Revocable Trust, dated June 14, 2007,
to an undivided one-third interest.

Linda Michele Darrah Bogatay, Trustee of the Linda Michele Darrah Bogatay Revocable Trust, u/a/d November 7,
2011,
to an undivided one-third interest.

All as Tenants in Common

Grantor(s), hereby convey and warrant to

Victory Commons, LLC, an Oregon Limited Liability Company ,

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:

**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.**

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

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 9th day of march, 2016

Richard F. Bogatay and Tamyra L. Bogatay, Trustees of the Bogatay Revocable Trust, dated October 5, 2012, to an undivided one-third interest

By: Richard F. Bogatay
Richard F. Bogatay, Trustee

By: Tamyra L. Bogatay
Tamyra L. Bogatay, Trustee

David P. Henzel and Kimberly B.E. Henzel Smith, Trustees of the David P. Henzel Revocable Trust, dated June 14, 2007, to an undivided one-third interest

By: _____
David P. Henzel, Trustee

By: _____
Kimberly B.E. Henzel Smith, Trustee

Linda Michele Darrah Bogatay, Trustee of the Linda Michele Darrah Bogatay Revocable Trust, u/a/d November 7, 2011, to an undivided one-third interest

By: Linda Michele Darrah Bogatay, trustee
Linda Michele Darrah Bogatay, Trustee

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 14th day of March, 2016.

Richard F. Bogatay and Tamyra L. Bogatay, Trustees of the Bogatay Revocable Trust, dated October 5, 2012, to an undivided one-third interest

By: _____
Richard E. Bogatay, Trustee

By: _____
Tamyra L. Bogatay, Trustee

^{EK KH}
~~David P. Henzel~~ and Kimberly B.E. Henzel Smith, Trustees of the David P. Henzel Revocable Trust, dated June 14, 2007, to an undivided one-third interest

By: Kimberly BE Henzel Smith, Trustee
Kimberly B.E. Henzel Smith, Trustee

Linda Michele Darrah Bogatay, Trustee of the Linda Michele Darrah Bogatay Revocable Trust, u/a/d November 7, 2011, to an undivided one-third interest

By: _____
Linda Michele Darrah Bogatay, Trustee

ESCROW NO. 85253AM

State of _____ } ss

County of _____ }

On this _____ day of _____, _____, before me, _____ a Notary Public in and for said state, personally appeared Richard F. Bogatay and Tamyra L. Bogatay, Trustees, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

State of Oregon } ss

County of Multnomah }

On this 14th day of March, 2016, before me, David Benjamin Franklin Henzel a Notary Public in and for said state, personally appeared Kimberly B.E. Henzel Smith, Trustee, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

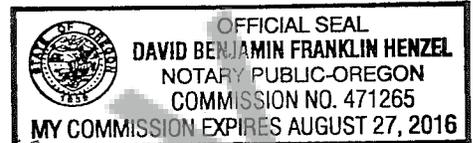
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: 0224 SW Hamilton Street #301 Portland OR 97267

Commission Expires: 8/27/2016



State of _____ } ss

County of _____ }

On this _____ day of _____, _____, before me, _____ a Notary Public in and for said state, personally appeared Linda Michele Darrah Bogatay, Trustee, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

Residing at: _____

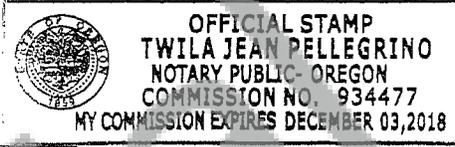
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this 9th day of March, 2016, before me, Twila Pellegrino a
Notary Public in and for said state, personally appeared Richard F. Bogatay and Tamyra L. Bogatay, Trustees, known or
identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Twila Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018



State of _____ } ss
County of _____ }

On this _____ day of _____, _____, before me, _____ a
Notary Public in and for said state, personally appeared David P. Henzel and Kimberly B.E. Henzel Smith, Trustees, known or
identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that
he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this 9th day of March, before me, Twila Pellegrino a
Notary Public in and for said state, personally appeared Linda Michele Darrah Bogatay, Trustee, known or identified to me to be
the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Twila Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

