



THIS SPACE RESERVED FOR

2018-008091

Klamath County, Oregon

07/06/2018 01:44:00 PM

Fee: \$87.00

After recording return to:

Stephen Steinbock and Lisa Steinbock

621 Loma Linda Drive

Klamath Falls, OR 97601

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

Stephen Steinbock and Lisa Steinbock

621 Loma Linda Drive

Klamath Falls, OR 97601

File No. 240175AM

STATUTORY WARRANTY DEED

Richard F. Bogatay and Tamyra L. Bogatay, Trustees of the Bogatay Revocable Trust,

Grantor(s), hereby convey and warrant to

Stephen Steinbock and Lisa Steinbock, as Tenants by the Entirety,

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 that portion of Lots 49 and 50 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of said Lot 50, and running thence, South 21°14' East along the Westerly lone of Lot 50 a distance of 50.0 feet; thence Northeasterly, parallel to the Northwesternly line of said Lot 50, to the Easterly line of Lot 50; thence North 12°14' West a distance of 50.5 feet, more or less, to the most Northerly corner of said Lot 50; thence North 21°14' West, along the Easterly line of said Lot 49, a distance of 40.0 feet, more or less, to the most Easterly corner of parcel conveyed to Richard G. Beane et ux, by deed recorded in Volume 285 of deeds, page 115; thence Southwesterly, parallel with the Northwesternly line of said Lot 49, a distance of 139.1 feet to the Easterly line of Loma Linda Drive; thence South 21°14' East a distance of 40.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$429,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 6 day of July, 2018.

Bogatay Revocable Trust

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

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

State of Oregon} ss.
County of Klamath}

On this 6 day of July, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Richard F. Bogatay and Tamyra L. Bogatay known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bogatay Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

