



THIS SPACE RESERVED FOR

2018-013098  
Klamath County, Oregon  
10/26/2018 12:11:00 PM  
Fee: \$87.00

After recording return to:

Benjamin F. Balme and Lenor Balme and Krister J. Balme

1620 Cove Point Rd

Klamath Falls, OR 97601

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

Benjamin F. Balme and Lenor Balme and Krister J. Balme

1620 Cove Point Rd

Klamath Falls, OR 97601

File No. 261558AM

**STATUTORY WARRANTY DEED**

**Richard Darren Bogatay,**

Grantor(s), hereby convey and warrant to

**Benjamin F. Balme and Lenor Balme and Krister J. Balme , not as Tenants in Common, but with rights of survivorship,**

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:

**Lot 1 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.**

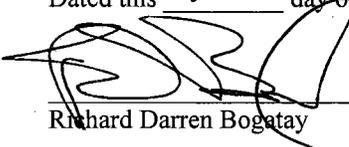
The true and actual consideration for this conveyance is \$85,000.00.

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 26<sup>th</sup> day of October, 2018.

  
Richard Darren Bogatay

State of Oregon } ss  
County of Klamath }

On this 26<sup>th</sup> day of October, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Richard Darren Bogatay, known or identified to me to be the person ~~(s)~~ whose name(s) ~~(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 Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

