

2021-014905

Klamath County, Oregon

Returned at Counter



00288424202100149050040049

10/01/2021 03:32:44 PM

Fee: \$97.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Melvin L. & Mary Lou Stewart 5761 Glenridge Way Klamath Falls, OR 97603
---	---

Grantor

4S Housing, LLC.  
5761 Glenridge Way  
Klamath Falls, OR 97603

Grantees

Melvin L. and Mary Lou Stewart,  
Husband and Wife  
5761 Glenridge Way  
Klamath Falls, OR 97603

Matthew A. Stewart  
5761 Glenridge Way  
Klamath Falls, OR 97603

Gary L. Stewart  
5621 North Hills Drive  
Klamath Falls, OR 97603

Linda M. Bogatay, Trustee of  
the Linda Michel Darrah Bogatay  
Revocable Living Trust Dated  
November 7, 2011  
3555 Plum Hill Rd.  
Klamath Falls, OR 97603

- STATUTORY WARRANTY DEED -

Grantor, 4S Housing, LLC., an Oregon Limited Liability Company, conveys and warrants to Grantees, Melvin L. and Mary Lou Stewart, husband and wife, an undivided 1/3 interest, Gary L. Stewart, an undivided 1/6 interest, Matthew A. Stewart, an undivided 1/6 interest, and Linda M. Bogatay, Trustee of the Linda Michel Darrah Bogatay Revocable Living Trust Dated November 7, 2011, an undivided 1/3 interest of the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A.

SUBJECT TO AND EXCEPTING:

The above-described real 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.

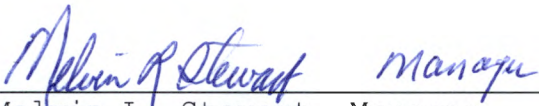
The true and actual consideration for this transfer is property distribution.

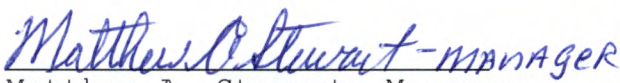
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

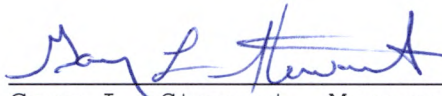
1. STATUTORY WARRANTY DEED

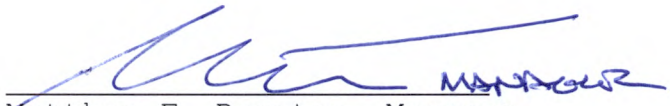
8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING 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 1 day of October, 2021.

  
Melvin L. Stewart, Manager

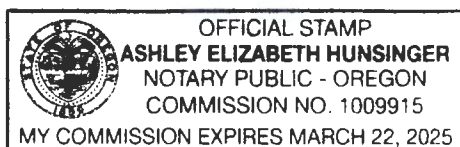
  
Matthew A. Stewart, Manager

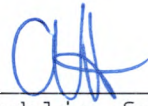
  
Gary L. Stewart, Manager

  
Matthew F. Bogatay, Manager

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

Personally appeared before me this 1 day of October 2021, the above-named, Melvin L. Stewart and acknowledge the foregoing instrument to be his voluntary act.



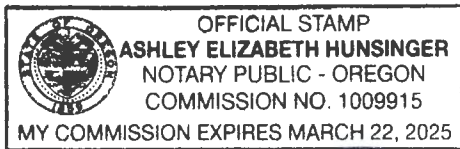
  
Notary Public for Oregon  
My commission expires 3/22/25


STATE OF OREGON           )  
  ) ss  
County of Klamath        )

Personally appeared before me this 1 day of October 2021, the above-named, Matthew A. Stewart and acknowledge the foregoing instrument to be his voluntary act.

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

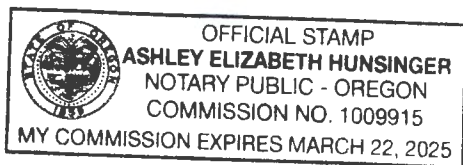
Personally appeared before me this 1 day of October 2021, the above-named, Gary L. Stewart and acknowledge the foregoing instrument to be his voluntary act.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 3/22/25

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

Personally appeared before me this 1 day of October 2021, the above-named, Matthew F. Bogatay and acknowledge the foregoing instrument to be his voluntary act.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 3/25/25

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the S1/2 of the SE1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4 of said Section 28; thence South 89° 30' 00" East 330.73 feet to the Southeast corner of the SW1/4 SW1/4 SE1/4 SE1/4 of said Section 28; thence North 00° 53' 52" East, along the East line of said SW1/4 SW1/4 SE1/4 SE1/4, 35.00 feet to the True Point of Beginning; thence continuing North 00° 53' 52" East, along said line and its extension, 345.00 feet; thence South 89° 30' 00" East 355.08 feet; thence South 00° 53' 52" West 345.00 feet to a point on the Northerly right-of-way line of Main Street; thence along said right-of-way line North 89° 30' 00" West 4.70 feet, North 28° 46' 00" West 46.49 feet, on the arc of a curve to the right (radius point bears North 28° 46' 00" West 400.00 feet and central angle equals 16° 06' 25") 112.45 feet and North 89° 30' 00" West 223.17 feet to the True Point of Beginning, with bearings based on the South line of said Section 28 as being South 89° 30' 00" East.

---