



2022-005464  
Klamath County, Oregon  
04/29/2022 01:33:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Matthew Bogatay and Tailor Bogatay

P.O. Box 493

Klamath Falls, OR 97601

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

Matthew Bogatay and Tailor Bogatay

P.O. Box 493

Klamath Falls, OR 97601

File No. 534240AM

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### STATUTORY WARRANTY DEED

**Bella Vista Loop, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Matthew Bogatay and Tailor Bogatay, 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:

**Lots 15 and 16 of Tract 1539 - GEO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$46,000.00.

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 22 day of April, 2022.

Bella Vista Loop LLC

By: Steven A. Bocchi  
Steven A. Bocchi, Member

By: Rebecca G. Bocchi  
Rebecca G. Bocchi, Member

State of Oregon } ss  
County of Klamath }

On this 22 day of April, 2022, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Steven A. Bocchi and Rebecca G. Bocchi known or identified to me to be the Managing Member in the Limited Liability Company known as Bella Vista Loop, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Lynda Marie West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-28-25

