



After recording return to:
Matthew Bogatay and Tailor Bogatay
Po 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
Po Box 493
Klamath Falls, OR 97601

File No.: 7162-4203773 (jr)
Date: September 24, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michaele Rae and James Collins, Trustees of the Collins and Rae Trust Agreement dated April 25, 2006 and Goldie S. Kraft, Grantor, conveys and warrants to Matthew Bogatay and Tailor Bogatay, tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The improvements constituting real property only as located on Lot 11, Block T, LAKE OF THE WOODS RECREATION SUB-UNIT (SUMMER HOMESITES), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$499,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R70602**

Statutory Warranty Deed
- continued

File No.: **7162-4203773 (jr)**

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 04th day of October, 2024.

Collins and Rae Trust Agreement dated
April 25, 2006

Goldie S. Kraft
Goldie S. Kraft

Michaelae Rae
Michaelae Rae, Trustee

James Collins
James Collins, Trustee

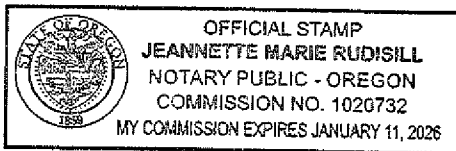
APN: **R70602**


Statutory Warranty Deed
- continued

File No.: **7162-4203773 (jr)**

STATE OF Oregon)
County of Jackson) ss.

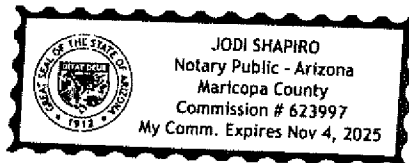
This instrument was acknowledged before me on this 7 day of October, 2024
by Michaelae Rae and James Collins as Trustees of Collins and Rae Trust Agreement dated April
25, 2006, on behalf of the trust.





Notary Public for Oregon
My commission expires: 11-2026

STATE OF Arizona)
County of Maricopa) ss.

This instrument was acknowledged before me on this 04th day of October, 2024
by Goldie S. Kraft.




Jodi Shapiro
Notary Public for Arizona
My commission expires: 11-04-2025