

2026-002965
Klamath County, Oregon
04/06/2026 12:06:02 PM
Fee: \$97.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benjamin C. Mortel and Fe H. Mortel and
Ezpana R. Mortel and Joshua H. Mortel

200 P ST D33

Sacramento, CA 95814

Until a change is requested all tax statements
shall be

sent to the following address:

Benjamin C. Mortel and Fe H. Mortel and
Ezpana R. Mortel and Joshua H. Mortel

200 P ST D33

Sacramento, CA 95814

File No. 1063932

STATUTORY WARRANTY DEED

9th Street Market Place, LLC, a limited liability company, Grantor(s), hereby convey and warrant to

Benjamin C. Mortel and Fe H. Mortel as to an undivided 20% interest, Ezpana R. Mortel as to an undivided 40% interest and Joshua H. Mortel as to an undivided 40% interest, with right 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:

See Attached Exhibit 'A'

The consideration paid for the transfer is \$1,072,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: 4/12/2026

Richard F. Bogatay
Richard F. Bogatay, Member of 9th Street Market Place, LLC

Tamya L. Bogatay
Tamya L. Bogatay, Member of 9th Street Market Place, LLC

State of Oregon } ss
County of Klamath }

On this 2nd day of April, 2026, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Richard F. Bogatay and Tamya L. Bogatay, Members of 9th Street Marketplace, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 1063932

Lots 4 and 5 in Block 49 of Nichols 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, saving and excepting therefrom the Northwesterly 7 feet of said Lots 4 and 5 as described in Deed from Ralph H. Ross et al., to City of Klamath Falls, Oregon, dated April 3, 1922, recorded October 16, 1923 in Volume 63 of Deeds, Page 67, records of Klamath County, Oregon, for alley.

Also that portion of Lot 3 in Block 49 of Nichols 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, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 3; thence Northwesterly along the most Westerly line of said Lot 3 a distance of 113 feet to the Southeasterly line of an alley described in Book 63 at Page 67 of Deed records of Klamath County, Oregon; thence Northeasterly along the Southeasterly line of said alley a distance of 50 feet; thence Southeasterly along a line parallel with, and 50 feet distant at right angles from the most Westerly line of said Lot 3 a distance of 113 feet to the most Southeasterly line of said Lot 3; thence Southwesterly along the Southeasterly line of said Lot 3 a distance of 50 feet to the point of beginning.

Unofficial Copy