

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BENNIE J. SCHULTZ and JEAN SCHULTZ, Individually and Trustees of the Schultz Living Trust, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JODY E. BIANCHI and KELLY L. DOHN, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.

(Tax Account No.'s R149271 & R149360)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of December, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

Bennie J. Schultz
BENNIE J. SCHULTZ, Co-Trustee

Jean Schultz
JEAN SCHULTZ, Co-Trustees

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on December 14 1992, by BENNIE J. SCHULTZ, JEAN SCHULTZ

Betty J. McGrath
Notary Public for Oregon

My commission expires 3-8-96



OFFICIAL SEAL
BETTY J. MC GRATH
NOTARY PUBLIC - OREGON
COMMISSION NO. 011895
MY COMMISSION EXPIRES MAR. 3, 1996

BENNIE J. SCHULTZ, JEAN SCHULTZ
125 East 29th Place
Eugene, OR 97405

Grantor's Name and Address

JODY E. BIANCHI P.O. Box 483
Junction City, OR 97448

Grantee's Name and Address

After recording return to:
Eugene Escrow Service

Forward all tax statements to:

JODY E. BIANCHI
P.O. Box 483

Junction City, OR 97448

SPACE RESERVED

FOR

RECORDER'S USE

EXHIBIT "A"

Legal Description:

853

PARCEL 1

Lot 2, Block 1 of River West, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to easements and rights of way of record and those apparent on the land, if any; building set-back lines and utility easements as shown on the plat of River West.

PARCEL 2

The West 220 feet of the East 440 feet of the North 100 feet of the NW Quarter of the SE Quarter of Section 25, T24, South, Range 8 East of the Willamette Meridian, according to the records of Klamath County, Oregon.

Reserving the West twenty feet for utility lines and road purposes.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day
of Jan. A.D., 19 93 at 11:53 o'clock A.M., and duly recorded in Vol. M93
of _____ Deeds _____ on Page 852.

FEE \$35.00

Evelyn Biehn County Clerk

By Quentin Mullens