

93 JAN 26 AM 10 40

56787

BARGAIN AND SALE DEED

Volume 93 Page 1825

KNOW ALL MEN BY THESE PRESENTS, That  
JODY E. BIANCHI and KELLY L. DOHN  
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant,  
bargain, sell and convey unto  
JODY E. BIANCHI, as to an undivided 50% interest, KELLY L. DOHN, as to an undivided 25%  
interest, and NANCY J. DOHN, as to an undivided 25% interest  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that  
certain real property with the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining, situated in the County of Klamath  
State of Oregon, described as follows, to-wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

(Tax Account No.'s R149271 & R149360)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors  
and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of  
dollars, is \$ none.

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

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

In Witness Whereof, the grantor has executed this instrument this 20th day of  
January, 1993; if a corporate grantor, it has caused its name to be  
signed and its seal 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.

Jody E. Bianchi, by Victor R. Bianchi, Jr.,  
Her Attorney-In-Fact  
Kelly L. Dohn  
Kelly L. Dohn

STATE OF OREGON, County of Lane ) ss.

This instrument was acknowledged before me on January 20, 1993  
by Victor R. Bianchi, Jr., and Kelly L. Dohn

Betty J. McGrath  
Notary Public for Oregon

My commission expires 3-8-96



OFFICIAL SEAL  
BETTY J. MCGRATH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 011335  
MY COMMISSION EXPIRES MAR. 8, 1996

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

Grantor's Name and Address  
JODY E. BIANCHI, et al  
P.O. Box 483  
Junction City, OR 97448  
Grantee's Name and Address

After recording return to:  
Eugene Escrow Service  
PO Box 409  
EUGENE OR 97440

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:

1826

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 West 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 \_\_\_\_\_ day  
of \_\_\_\_\_ Jan. \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 93 at \_\_\_\_\_ 10:40 \_\_\_\_\_ o'clock \_\_\_\_\_ A.M., and duly recorded in Vol. \_\_\_\_\_ M93  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 1825 \_\_\_\_\_.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall