

62464

BARGAIN AND SALE DEED

Vol. m93 Page 12755

KNOW ALL MEN BY THESE PRESENTS, That BIAGGI-VENABLE, a co-partnership consisting of Charles W. Biaggi & Peggy J. Biaggi & Thomas M. Venable, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHARLES W. BIAGGI & PEGGY J. BIAGGI, husband and wife as to an undivided 50% interest, MATTHEW C. BIAGGI, 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:

**Venable & Patricia A. Venable, as equal partners

*** & KIMBERLY A. BIAGGI, husband and wife as to an undivided 25% interest and JENINE M. COEHLO as to an undivided 12.50% interest and ERIC B. NEWELL as to an undivided 12.5% interest.

The N½NE¼, NE¼NW¼ of Section 33, Township 38 South, Range 11½ East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING 2 acres for Railroad described in Deed Volume 47 at Page 594, Deed Records of Klamath County, Oregon.

(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 \$ dissolution

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 1st day of June, 19 93, 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.

Charles W. Biaggi
Peggy J. Biaggi
Thomas M. Venable
Patricia A. Venable

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 1, 19 93

by Charles W. Biaggi, Peggy J. Biaggi, Thomas M. Venable, Patricia A. Venable

This instrument was acknowledged before me on June 1, 19 93

by Charles W. Biaggi, Peggy J. Biaggi, Thomas M. Venable, Patricia A. Venable

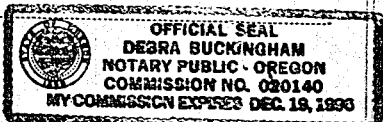
as Charles W. Biaggi, Peggy J. Biaggi, Thomas M. Venable, Patricia A. Venable

of Charles W. Biaggi, Peggy J. Biaggi, Thomas M. Venable, Patricia A. Venable

Debra Buckingham

Notary Public for Oregon

My commission expires 12-19-96



STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 93, at 2:14 o'clock P.M., and recorded in book/reel/volume No. M93 on page 12755 or as fee/file/instrument/microfilm/reception No. 62464, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
Debra Buckingham, Deputy

Fee \$30.00

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	<u>Charles W. Biaggi</u> <u>17000 West Langell Valley Rd.</u> <u>Bonanza, Oregon 97623</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):	<u>Charles W. Biaggi</u> <u>17000 West Langell Valley Rd.</u> <u>Bonanza, Oregon 97623</u>

SPACE RESERVED
FOR
RECORDER'S USE