

NP-78754

04-07-94A11:11 RCVD

K-45904

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VICTOR R. BIANCHI, JR.hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CASCADE COAST, INC.hereinafter called the 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 way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

(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 subject to contract dated March 23, 1993 between Bennie J. Schultz and Jean Schultz, Co-Trustees of the Schultz Living Trust as seller, and Victor R. bianchi, Jr., as buyer, which grantee herein assumes and agrees to pay in accordance with the terms therein. 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 \$ 25,000.00

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

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 shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2 day of December, 1993; 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, AND TO DETERMINE ANY LIMITS ON LAWSuits AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. STATE OF OREGON, County of LANE

Victor R. Bianchi, Jr.
Victor R. Bianchi, Jr.

This instrument was acknowledged before me on DECEMBER 2, 1993, by Victor R. Bianchi, Jr.

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



OFFICIAL SEAL
BETTY J. MCGRATH
NOTARY PUBLIC - OREGON
COMMISSION NO. 011895

MY COMMISSION EXPIRES MAR. 8, 1996

Betty J. McGrath
Notary Public for Oregon
My commission expires 3-8-96

Victor R. Bianchi, Jr.

102-104 GREYLOCK AVE
BELLEVILLE N.J. 07109
Grantor's Name and Address

Cascade Coast, Inc.
102-104 GREYLOCK AVE
BELLEVILLE N.J. 07109
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Eugene Escrow #93061

P.O. Box 409

Eugene, OR 97440

Until requested otherwise send all tax statements to (Name, Address, Zip):

Cascade Coast, Inc.
102-104 GREYLOCK AVE
BELLEVILLE N.J. 07109

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

EXHIBIT "A"

Legal Description:

Beginning at the Northeast corner of the Southeast 1/4 of section 25, Township 24 South, Range 08 East of the Willamette Meridian; thence Westerly along the North line of the Southeast 1/4, 220 feet, thence South, parallel with the East line of the Southeast 1/4 to the Northerly line of Elk Drive in RIVER WEST, a platted subdivision; thence along the Northerly line of Elk Drive to the East line of Section 25; thence Northerly along the East line of Section 25, 100 feet to the true point of beginning.

Reserving therefrom any portion lying within a Klamath County Roadway.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 7th day of April A.D., 1994 at 11:11 o'clock A.M., and duly recorded in Vol. M94, of Deeds on Page 10351.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller