

NL 78755

04-07-94A11:11 RCVD K-45904

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JODI E. BIANCHI, who aquired title as JODY E. BIANCHI, KELLY L. DOHN and NANCY J. DOHN 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 EXCEPT Trust Deed dated November 16, 1992 in favor of Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, which grantee herein agrees to assume and 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 \$13,000.00

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, 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 day of November, 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.

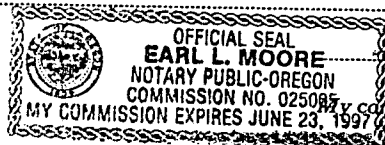
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

This instrument was acknowledged before me on 11-26-93, 1993, by Kelly L. Dohn & Nancy J. Dohn

This instrument was acknowledged before me on 11-26-93, 1993, by

as

of



Earl L. Moore
Notary Public for Oregon
commission expires 6-23-97

Jodi E. Bianchi, et al
PO Box 483
JUNCTION CITY, OR 97448
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 #92527
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,
County of } ss.

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.

Legal Description:

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 Virginia)
 City of Lynchburg) ss.
 County of Lynchburg

Personally appeared Jodi E. Bianchi, ~~by and through her attorney in fact Victor R. Bianchi, Jr., on November 3, 1993~~ and acknowledged the foregoing instrument to be her voluntary act and deed. January 1994

Jane W. Payland
 NOTARY PUBLIC FOR State of Virginia
 My Commission Expires: 5/31/94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 7th day
 of April A.D., 19 94 at 11:11 o'clock A M., and duly recorded in Vol. M94,
 of Deeds on Page 10353.

Evelyn Biehn County Clerk
 By Annette Mueller

FEE \$35.00