

BARGAIN AND SALE DEED

JOSEPH A. SERGI and SEMONE E. SERGI, Grantor, conveys to JOSEPH A. SERGI, JR., Grantee, the following described real property to-wit:

See Exhibit "A" attached hereto.

Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

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

In Witness Whereof, the grantor has executed this instrument this 10 day of February, 1995.

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.

Joseph A. Sergi
JOSEPH A. SERGI

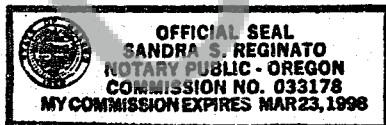
Semone E. Sergi
SEMONE E. SERGI

STATE OF OREGON)

COUNTY OF KLAMATH)

SS.

The foregoing instrument was acknowledged before me this 10 day of February, 1995, by JOSEPH A. SERGI and SEMONE E. SERGI.



Sandra S. Reginato
Notary Public for Oregon
My Commission Expires 03-23-98

AFTER RECORDING, RETURN TO:
Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

EXHIBIT A
LEGAL DESCRIPTION

A portion of the SE 1/4 of the SE 1/4 in Section 14, Township 38 South Range 11 1/2 East, Willamette Meridian, in Klamath County, Oregon, and particularly described as follows:

Beginning at a point at the intersection of the North side of the right of way of the Klamath Falls-Lakeview Highway with the West side of the right of way of Bliss Road (Hildebrand Market Road) and running thence due North 15 rods; thence due West 15 rods; thence due South to the right of way of the Klamath Falls-Lakeview Highway, and thence Northeasterly to the point of beginning.

GRANTOR'S NAME AND ADDRESS:

Joseph and Semone Sergi
Route 1, Box 323 K
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Joseph A. Sergi, Jr.
24985 Hwy 140 E
Bonanza, Oregon 97623

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Joseph A. Sergi, Jr.
24985 Hwy 140 E
Bonanza, Oregon 97623

STATE OF OREGON,)
) ss.
COUNTY OF KLAMATH)

I certify that the within
instrument was received for record
on the 15th day of Feb, 1995,
at 10:47 o'clock A.M., and
recorded in book/reel/volume No.
M95 on page 3349 or
as fee/file/instrument/microfilm/
reception No. 94893, Record
of Deeds of said county.

Witness my hand and seal of
County affixed.

Berntha G. Letsch, County Clerk
Name Title

By Pauline Muelendorp
Deputy

Fee 40.00