

NA

31099

BARGAIN AND SALE DEED — STATUTORY FORM
INDIVIDUAL GRANTOR

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664

Linda M. Mangione, Grantor,

conveys to Giovanni Mangione

, Grantee, the following real property situated in Klamath

County, Oregon, to-wit:

See the attached Exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$ 0.00 (Here comply with the requirements of ORS 93.030)
However, the actual consideration consists of other property or value
given to carry out the provisions of that certain Stipulated Judgment and
Decree of Dissolution of Marriage in Klamath County Circuit Court Case No. 9604330CV.

Dated this 19th day of December, 1996

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.

Linda M. Mangione
Linda M. Mangione

STATE OF OREGON, County of OREGON) ss.
This instrument was acknowledged before me on December 19, 1996,

by Linda M. Mangione



OFFICIAL SEAL
VIVIENNE I. HUSTED
NOTARY PUBLIC-OREGON
COMMISSION NO. 022731
MY COMMISSION EXPIRES APRIL 11, 1997

Vivienne I. Husted
Notary Public for Oregon
My commission expires 4-11-97

BARGAIN AND SALE DEED

Linda M. Mangione
Giovanni Mangione

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GIOVANNI MANGIONE
P.O. BOX 445
BONANZA, OR. 97623

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

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 _____ 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

1. Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41 degrees 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28 degrees 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16 degrees 10' East a distance of 30 feet to the point of beginning; thence North 89 degrees 30' West a distance of 199.6 feet; thence North 70 degrees 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of Vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of Vacated West Klamath; thence Northeasterly along the Southerly line of said Lot to the Southeasterly corner of said Lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of Vacated West Klamath; thence Northeasterly to the West line of Third Street, thence Northwesterly along said West line to the point of beginning.

TOGETHER WITH an 1969 Marlette mobile home with license plate #X100258 which is situate on the real property described herein.

2. THE S 1/2 W 1/2 W 1/2 NE 1/4 NE 1/4, S 1/2 NW 1/4 NE 1/4 AND THAT PORTION OF THE S 1/2 NE 1/4 NW 1/4 OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF AND ADJOINING THE OLD FORT ROAD. 30 ACRES M/L

3. Lots 4B and 5A, Block 5, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

4. The SW 1/4 SW 1/4 SW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH easements across the following described parcels:.

An easement across the East 30 feet of the SW 1/4 SW 1/4 NW 1/4, recorded February 23, 1971 in Book M-71 at Page 1527, an easement across the East 30 feet and the North 60 feet of the NW 1/4 SW 1/4 SW 1/4;

ALSO an easement across the East 30 feet of the following property:

The NW 1/4 NW 1/4 SW 1/4, the NW 1/4 SW 1/4 SW 1/4, and that portion of the SW 1/4 NW 1/4 SW 1/4 lying West of a line: Beginning at the Northeast corner of said subdivision; thence South 24 degrees 30' West, 160.48 feet; thence South 05 degrees 19' West, 216.42 feet; thence South 17 degrees 19' East, 237.16 feet; thence South 16 degrees 10' East, 75.16 feet, more or less, to the Southeast corner of said subdivision, all in Section 8, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, recorded November 8, 1971 in Book M-71 at Page 11691.

ALSO a 60 foot right of way along the North boundary and a 30 foot right of way along the East boundary and a 30 foot equalateral triangle right of way attached to the Northeast corner of said rights of way, in Section 8, township 38 South, Range 11 East of the Willamette Meridian, recorded in Book M-72 at Page 1822.

ALSO an easement across the West 60 feet of the NE 1/4 NE 1/4 lying South of State Highway No. 140; The North 30 feet of the SE 1/4 NE 1/4; and that portion of said SE 1/4 NE 1/4 beginning on the East line thereof 60 feet South of the Northeast corner; thence North 30 feet; thence West parallel with North line, 120 feet; thence Southeasterly to point of beginning, all in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, recorded November 8, 1971 in Book M-71 at Page 11639.

AND ALSO an easement across the Southerly 30 feet of the NE 1/4 NE 1/4 Section 7, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, recorded August 30, 1971 in Book M-71 at page 9163.

ALSO an easement across the following: Beginning at the Southwest corner of the NW 1/4 NW 1/4, Section 8, Township 38 South, Range 11 East of the Willamette Meridian; thence Northerly along the section line a distance of 30 feet; thence Southeasterly to a point on the Southerly line of the NW 1/4 NW 1/4 of said Section 8, which lies 200 feet Easterly of the Southwest corner of the NW 1/4 NW 1/4 of said Section 8; thence 200 feet Westerly to the point of beginning, recorded August 30, 1971 in Book M-71 at page 9163.

5. Lots 3, 4, 5, 6 and 7 in Block 19 of FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
6. The NE 1/4 SW 1/4 SW 1/4 of Section 8, Township 38 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.
7. Lot 3 in Block 68 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss. Giovanni Mangione the 10th day
 Filed for record at request of January A.D., 19 97 at 10:55 o'clock A M., and duly recorded in Vol. M97
 of Deeds on Page 664
 Bernetha G. Letsch, County Clerk
 by *Lynette Treibez*

FEE \$45.00

EXHIBIT A-3