

31609

BARGAIN AND SALE DEED

Vol. 1797 Page 1753

KNOW ALL MEN BY THESE PRESENTS, That

ERIC B. NEWELL

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PEGGY BIAGGI, PERSONAL
REPRESENTATIVE OF THE ESTATE OF CHARLES W. BIAGGI, MATTHEW C. BIAGGI, KIMBERLY A.**,
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:

**BIAGGI AND JENINE M. COEHLO

Township 38 South, Range 11 East of the Willamette Meridian

Section 33: N1/4NE1/4 Less 2 acres for railroad described in Deed Volume
47 on page 594, records of Klamath County, Oregon.

NE1/4NW1/4

97 JAN 21 P2:21

(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 \$.....
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 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 24th day of May, 1996,
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized 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.

Eric B. Newell

ERIC B. NEWELL

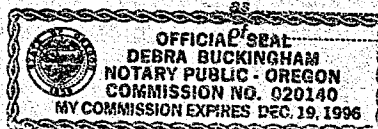
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 30, 1996,

by ERIC B. Newell

This instrument was acknowledged before me on , 19 ,

by



Notary Public for Oregon

My commission expires 12-19-96

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
21st day of January, 1997,
at 2:21 o'clock P.M., and recorded
in book/reel/volume No. N97 on
page 1753 or as fee/file/instru-
ment/microfilm/reception No. 31609.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rood Deputy

Fee: \$30.00

Grantor's Name and Address

Grantee's Name and Address

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

Peggy Biaggi
12000 W. Biaggi Valley Rd
Bend, OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

ck
30-