

31610

BARGAIN AND SALE DEED

Vol. 1797 Page 1754

KNOW ALL MEN BY THESE PRESENTS, That PEGGY BIAGGI, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES E. BIAGGI, MATTHEW C. BIAGGI, KIMBERLY A. BIAGGI*, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PEGGY BIAGGI, an undivided 58.3375% interest, MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI, HUSBAND AND WIFE, as to an*, 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 _____, State of Oregon, described as follows, to-wit:

*AND JENINE M. COEHLO

**undivided 29.1625% interest, and JENINE M. COEHLO, as to an undivided 12.5% interest.

Township 38 South, Range 11 East of the Willamette Meridian

Section 33: N½NE½ Less 2 acres for railroad described in Deed Volume 47 on page 594, records of Klamath County, Oregon.

NE½NW½

97 JAN 21 P 2:21

(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 8th day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal 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 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.

Matthew C. Biaggi, Kimberly A. Biaggi, Jenine M. Coelho

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on October 8, 1996,

by Peggy Biaggi This instrument was acknowledged before me on _____ by _____ as _____ of _____

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 020140
MY COMMISSION EXPIRES DEC. 19, 1996

Peggy Biaggi

Debra Buckingham
Notary Public for Oregon
My commission expires 12-19-96

Grantee's Name and Address

Grantee's Name and Address

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

Peggy Biaggi
1700 W. Lowell Valley Rd
Bonanza, OR 97623

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

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 _____ 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

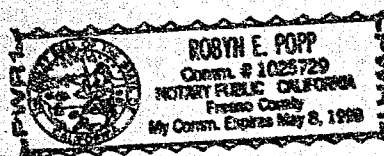
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State of California

County of FRESNO

On January 11, 1996 before me, Robyn E. Popp
 personally appeared Denise M. Coelho,
 personally known to me (or proved on the basis of satisfactory evidence) to be
 the person(s) whose name(s) is/are subscribed in the within instrument and
 acknowledged to me that he/she/they executed the same in his/her/ their
 authorized capacity(ies), and that by his/her/their signature(s) on the instrument
 the person(s), or the entity upon behalf of which the person(s) acted, executed
 the instrument.

WITNESS my hand and official seal.



[Signature]
 Notary public in and for said State.

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Cowdery's Form No. 10G-ACKNOWLEDGEMENT-General (Civil Code 1189(a)) (Revised 7/1/94)

STATE OF OREGON,

County of Klamath

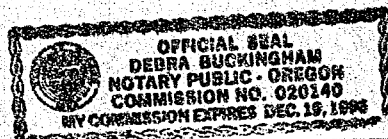
ss.

FORM No. 21-ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 25th day of November, 19 96,
 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
 named KIMBERLY A. BIAGGI FOR HERSELF AND AS ATTORNEY IN FACT FOR
MATTHEW C. BIAGGI

known to me to be the identical individual..... described in and who executed the within instrument and
 acknowledged to me that she..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



[Signature]
 Notary Public for Oregon

My commission expires 12-19-96

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Peggy Biaggi the 21st day
 of January A.D., 19 97 at 2:21 o'clock P.M., and duly recorded in Vol. M97
 of Deeds on Page 1754

Bernetha G. Letsch, County Clerk

by [Signature]

FEE \$35.00