

1st

2013-002686

Klamath County, Oregon



00132648201300026860050055

**WARRANTY DEED**

03/12/2013 02:55:36 PM

Fee: \$57.00

BRUSH CREEK COMPANY, a copartnership consisting of Francis Bacchi and Betty Bacchi, husband and wife, Charles Bacchi and Judy Bacchi, husband and wife, Henry F. Bacchi, James Bacchi, Nikki Bacchi Bari, and Cheri Bacchi Little, hereinafter called grantor, conveys and warrants to BRUSH CREEK CO., a California general partnership, all of its undivided interest in that real property situated in the County of Klamath, State of Oregon, described as:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

and covenants that the grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, rights, right of way, reservations, and easement of public record, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true consideration for this transfer is \$1.00 (correction of title).

Dated this <sup>4<sup>th</sup></sup> 3 day of March, 2013.

BRUSH CREEK COMPANY, a copartnership

By: CW Bacchi  
Charles William Bacchi, General Partner

By: Nikki Bacchi Bari  
Nikki Bacchi Bari, General Partner

By: Nikki Bacchi Bari  
Cheri Bacchi Little, General Partner

Cheri Bacchi Little

**WARRANTY DEED**

Property located in Klamath County, Oregon  
After Recording Return to: and taxes  
Brush Creek Co. - Attn: Chuck Bacchi  
P.O. Box 479  
Lotus, CA 95651

WARRANTY DEED

**Exhibit A**

Real property in the County of Klamath, State of Oregon, described as follows:

**ALL THAT PROPERTY IN SECTIONS 29 AND 30, TOWNSHIP 34 SOUTH, RANGE 7 1/2 EAST WILLAMETTE MERIDIAN, LYING NORTH OF THE FOLLOWING-DESCRIBED PROPERTY:**

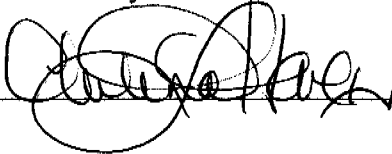
**BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FOUR MILE CANAL AND A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF AN EAST-WEST CANAL FROM WHICH A 1 INCH IRON PIPE WITH A 2 INCH BRONZE CAP (SET BY M.D. PRICE IN 1931) MARKING THE SECTION CORNER COMMON TO SECTIONS 19, 24, 25 AND 30, TOWNSHIP 35 SOUTH, RANGE 6 AND 7 1/2 EAST WILLAMETTE MERIDIAN, BEARS NORTH 31° 35' 07" WEST - 245.82 FEET, MORE OR LESS; THENCE EASTERLY ALONG A LINE 8.0 FEET NORTH OF THE NORTHERLY BANK OF SAID EAST-WEST CANAL THROUGH SECTIONS 29 AND 30 TO THE EASTERLY BOUNDARY OF "PARCEL 2" DESCRIBED IN VOLUME 242, PAGE 532 OF THE KLAMATH COUNTY DEED RECORDS.**

State of California )  
EL DORADO ) ss.  
County of ~~Sacramento~~ ).

On 4 MARCH 2013, before me, <sup>CHRISTINA L.</sup> HAVENS, Notary Public, personally appeared CHARLES WILLIAM BACCHI, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.



[Seal]



State of California )  
 ) ss.  
County of Sacramento ).

On , before me, , Notary Public, personally appeared NIKKI BACCHI BARI, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_

[Seal]

**SEE ATTACHED**

## ACKNOWLEDGMENT

State of California  
County of Sacramento )

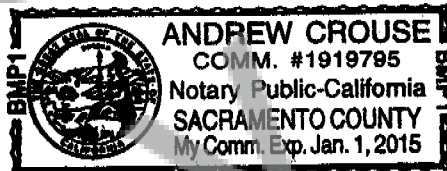
On March 4, 2013 before me, Andrew Crouse, Notary Public,  
(insert name and title of the officer)

personally appeared Nikki Bari  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are  
subscribed to 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrew Crouse (Seal)

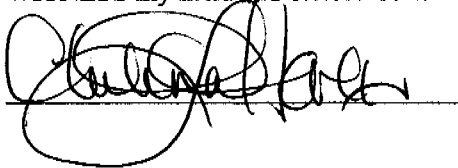


State of California )  
EL DORADO ) SS.  
County of Sacramento )

CHRISTINA L.  
On 4 MARCH 2013, before me, HAVENS, Notary Public, personally appeared CHERI BACCHI LITTLE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in <sup>her</sup> authorized capacity, and that by <sup>her</sup> signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.



[Seal]

