

57241

MTC 15928

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## STATUTORY WARRANTY DEED

CHARLES W. BIAGGI and PEGGY J. BIAGGI, Husband and Wife, and THOMAS M. VENABLE and PATRICIA A. VENABLE, Husband and Wife Grantor, conveys and warrants to HOWARD MCGEE, JR., the real property described on Exhibit "A" attached hereto and made a part hereof, free of encumbrances, except as specifically set forth herein.

The true and actual consideration for this conveyance is FIVE THOUSAND DOLLARS (\$5,000).

Until a change is requested, all tax statements are to be sent to the following address: Howard McGee, Jr., at  
P.O. Box 195, Darby, OR 97625

THIS INSTRUMENT DOES NOT GUARANTY THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 19<sup>th</sup> day of September, 1985.

Charles W. Biaggi  
 CHARLES W. BIAGGI

Thomas M. Venable  
 THOMAS M. VENABLE

Peggy J. Biaggi  
 PEGGY J. BIAGGI

Patricia A. Venable  
 PATRICIA A. VENABLE

STATE OF OREGON )  
 County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 1985, by CHARLES W. BIAGGI and PEGGY J. BIAGGI.

Billie Barnes  
 NOTARY PUBLIC OREGON  
 My Commission Expires: 10-26-86

STATE OF OREGON )  
 County of Klamath ) ss.

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 1985, by THOMAS M. VENABLE and PATRICIA A. VENABLE.

Billie Barnes  
 NOTARY PUBLIC OREGON  
 My Commission Expires: 10-26-86

STATUTORY WARRANTY DEED

02/PTNR

50 JAN 14 AM 11 35

## BIAGGI PARTITION 1091-01

Description for PARCEL 2

A parcel of land located in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the north  $\frac{1}{4}$  corner of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M. bears S89°15'20"E 60.00 feet and N00°12'45"E 41.00 feet distant; thence S00°12'45"W 245.71 feet; thence N89°55'07"W 180.00 feet; thence N00°12'45"E 247.80 feet; thence S89°15'20"E 180.01 feet to the point of beginning; containing 1.02 acres, more or less.

Return to:  
Howard McGee  
P.O. Box 195  
Dary, OR 97625

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 14th day  
of January A.D. 19 86 at 11:35 o'clock A M., and duly recorded in Vol 186  
of \_\_\_\_\_ Deeds on Page 728

Evelyn Biehn,  
By \_\_\_\_\_ County Clerk  
Wm Smith

FEE \$9.00

Exhibit A