

After Recording Return To:  
James E. McCobb  
409 Pine Street  
Klamath Falls, Oregon 97601

**STATUTORY BARGAIN AND SALE DEED**

THOMAS M. VENABLE and PATRICIA A. VENABLE, Grantors, convey to C. W. BIAGGI and PEGGY J. BIAGGI, husband and wife, Grantees, the real property located in Klamath County, Oregon, described on Exhibit A attached hereto:

The true and actual consideration for this conveyance is partial withdrawal from partnership.

Until a change is requested, all tax statements are to be sent to the following address: C.W. Biaggi, HC 33, Box 22, Dairy, Oregon 97625.

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.

DATED this 13 day of February, 1989.

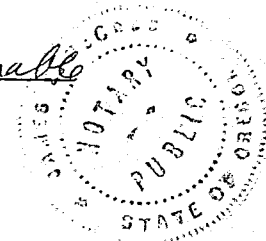
Thomas M. Venable  
THOMAS M. VENABLE

Patricia A. Venable  
PATRICIA A. VENABLE

STATE OF OREGON     )  
                                  ) ss  
County of Klamath    )

SUBSCRIBED AND SWORN TO before me this 13 day of February, 1989,  
by Thomas M. Venable and Patricia A. Venable.

James E. McCobb  
Notary Public for Oregon  
My commission expires 1/7/92



'89 FEB 22 PM 3 51

3260  
A strip of land 60.00 feet wide located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, T. 38 S., R. 11 $\frac{1}{2}$  E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South centerline of Section 34, T. 38 S., R. 11 $\frac{1}{2}$  E., W.M., from which point the North  $\frac{1}{4}$  corner of said Section 34 bears N 00°12'45" E 41.00 feet distant; thence S 00°12'45" W along said North-South centerline 209.75 feet to a point on the Northerly right-of-way line of State Highway 140; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears S 38°43'23" W 96.34 feet; thence N 00°12'45" E 285.71 feet; thence S 89°15'20" E 60.00 feet to the point of beginning.

The private road easement herein created shall provide vehicular and public utility access to two parcels of land. Those parcels are more particularly described as follows:

PARCEL 1:

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

Beginning at a point on the northerly right-of-way line of State Highway 140 from which point the North  $\frac{1}{4}$  corner of Section 34, T. 38 S., R. 11 $\frac{1}{2}$  E., W.M. bears N 38°43'23" E 96.34 feet and N 00°12'45" E 250.75 feet distant; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 352.73 feet, the long chord of which bears S 43°16'45" W 352.49 feet; thence N 9°58'30" W 301.59 feet, thence S 89°55'07" E 294.05 feet; thence S 00°12'45" W 40.00 feet to the point of beginning, containing 1.14 acres, more or less.

A parcel of land located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27 and the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, T. 38 S., R. 11 $\frac{1}{2}$  E., W.M. in Klamath County, Oregon, being more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner common to Sections 27 and 34, T. 38 S., R. 11 $\frac{1}{2}$  E., W.M.; thence S 00°12'45" W along the north-south centerline of Section 34 250.75 feet to a point on the northerly right-of-way line of State Highway 140; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears S 38°43'23" W 96.34 feet; thence N 00°12'45" E 285.71 feet; thence N 89°15'20" W 180.01 feet; thence S 00°12'45" W 247.80 feet; thence N 89°55'07" W 114.05 feet; thence N 9°58'30" W 266.86 feet to a point on the southeasterly right-of-way line of the O.C. & E. Railroad; thence along said right-of-way line N 31°08'03" E 781.68 feet to a point on the north-south centerline of Section 27; thence S 00°15'04" W 646.40 feet to the point of beginning; containing 4.35 acres, more or less.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

James E. McCobb

on this 22nd day of Feb. A.D., 19 89  
at 3:51 o'clock P.M. and duly recorded  
in Vol. M89 of Deeds Page 3259

Evelyn Biehn

County Clerk

By

*Douglas M. Anderson*

Deputy.

Fee, \$13.00

EXHIBIT A PAGE 1