

1-1-74

42994

WARRANTY DEED

Vol. m92 Page 6966

KNOW ALL MEN BY THESE PRESENTS, That HOWARD ELLIS MCGEE, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MATTHEW BIAGGI AND KIMBERLY BIAGGI, AS TENANTS BY THE ENTIRETY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART HERETO.

(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.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 69,386.00

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 21ST day of OCTOBER, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Howard Ellis McGee, Jr.
HOWARD ELLIS MCGEE, JR.

STATE OF OREGON,

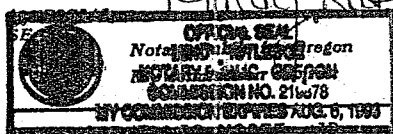
County of KLAMATH, ss.
NOVEMBER 4, 1991

Personally appeared the above named

HOWARD ELLIS MCGEE, JR.

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:



HOWARD ELLIS MCGEE, JR.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS
MATTHEW AND KIMBERLY BIAGGI

GRANTEE'S NAME AND ADDRESS

After recording return to:

SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

HC 33 BOX 13
DAIRY OR 97625

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____ Deputy

MTC NO: 26158

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the North 1/4 corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 89 degrees 15' 20" East 60.00 feet and North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 245.71 feet; thence North 89 degrees 55' 07" West 180.00 feet; thence North 00 degrees 12' 45" East 247.80 feet; thence South 89 degrees 15' 20" East 180.01 feet to the point of beginning.

TOGETHER WITH a non-exclusive private easement for vehicular and public utility access described as follows:

A strip of land 60.00 feet wide located in the NE1/4 NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South Centerline of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, from which point the North 1/4 corner of said Section 34 bears North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West along said North-South Centerline 209.75 feet to the point on the Northerly right-of-way line of State Highway 140; thence following said right of way line along arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence South 89 degrees 15' 20" East 60.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Mountain Title Co. the 2nd day
of April A.D., 19 92 at 2:18 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 6966.

Evelyn Biehn - County Clerk

By Pauline M. Mendenhall

FEE \$35.00