



K-42581

**STATUTORY WARRANTY DEED**  
 (Individual or Corporation)

 CHARLES W. BIAGGI, PEGGY J. BIAGGI, ERIC B. NEWELL,  
 MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI

Grantor,

conveys and warrants to CLTC EXCHANGE COMPANY, a California Corporation

Grantee,

the following described real property in the County of Klamath and State of Oregon.
 SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART HEREOF  
 BEING ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE  
 HEREIN DESCRIBED PROPERTY

This property is free of liens and encumbrances, EXCEPT:

 Subject to reservations and restrictions of record, rights of way, and easements  
 of record and those apparent upon the land, contracts and/or liens for irrigation  
 and/or drainage.
The true consideration for this conveyance is \$ EXCHANGE OF PROPERTIES (Here comply with the requirements of ORS 93.030\*).
 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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
 VERIFY APPROVED USES.

 DATED this 14th day of December 19 92. If a corporate grantor, it has caused its name to be signed by  
 resolution of its board of directors.

Charles W. Biaggi  
 CHARLES W. BIAGGI  
Peggy J. Biaggi  
 PEGGY J. BIAGGI  
Eric B. Newell  
 ERIC B. NEWELL

Matthew C. Biaggi  
 MATTHEW C. BIAGGI  
Kimberly A. Biaggi  
 KIMBERLY A. BIAGGI
STATE OF OREGON, County of Klamath )ss.
 The foregoing instrument was acknowledged before me  
 this 14th day of December 19 92  
 by Charles W. Biaggi, Peggy J. Biaggi,  
Matthew C. Biaggi, Kimberly A. Biaggi,  
Eric B. Newell
Debra B. Borden  
 Notary Public for Oregon  
 My commission expires: 12-19-92

## CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of \_\_\_\_\_ )ss.

 The foregoing instrument was acknowledged before me  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 by \_\_\_\_\_ and  
 by \_\_\_\_\_  
 of \_\_\_\_\_  
 a corporation, on behalf of the corporation.

Debra B. Borden  
 Notary Public for Oregon  
 My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

 Klamath County Title Company  
 422 Main Street  
 Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

## EXHIBIT "A"

## DESCRIPTION OF PROPERTY

An undivided 65.64% interest in  
The following described real property situate in Klamath County, Oregon:

## Township 37 South, Range 10 East of the Willamette Meridian

- Section 14: W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 15: NW $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 23: W $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 24: SW $\frac{1}{4}$ SW $\frac{1}{4}$
- Section 25: W $\frac{1}{2}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 26: E $\frac{1}{2}$ E $\frac{1}{4}$
- Section 35: NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 36: All

## Township 38 South, Range 10 East of the Willamette Meridian

- Section 12: NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$

Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian

- Section 6: Government Lots 4, 5, 6 and 7,  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 7: Government Lots 1, 2, 3 and 4,  
W $\frac{1}{2}$ E $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ W $\frac{1}{2}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$
- Section 8: W $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 17: W $\frac{1}{2}$
- Section 18: Government Lots 1 and 2, NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$
- Section 20: SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 21: S $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 27: W $\frac{1}{2}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ , EXCEPTING THEREFROM that portion  
of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying Southerly of the Northerly line  
of the Oregon California & Eastern Railroad.
- Section 28: N $\frac{1}{2}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$
- Section 29: NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$
- Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 15th day  
of Dec. A.D., 19 92 at 9:57 o'clock A M., and duly recorded in Vol. M92,  
of Deeds on Page 29762.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullender