

K-42581

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

JACK SPARROWK AND BEVERLY F. SPARROWK

conveys and warrants to CHARLES W. BIAGGI & PEGGY J. BIAGGI, husband and wife as to an undivided interest, ERIC B. NEWELL AND JENINE M. COEHLO, as tenants in common as to an\*\* Grantor.  
the following described real property in the County of Klamath and State of Oregon. Grantee.  
\*\*undivided interest and MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI, husband and wife as to an undivided interest.

SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian.

SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 27, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian,  
SAVING AND EXCEPTING THEREFROM any portion lying within the Oregon-California Eastern Railroad Co. right-of-way and State Highway 140.

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 27, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian lying Southeasterly of the Oregon-California Eastern Railroad Co. right-of-way.

W $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 32, Township 37 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions or 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 \$ other than money (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 11<sup>th</sup> day of December 19 92. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

JACK SPARROWK

BEVERLY F. SPARROWK

**CERTIFICATE OF ACKNOWLEDGMENT**

State of California

On 12/11/92 before me, Lorraine E. Gibson  
(date) (name and title of officer)

County of San Joaquin } SS.

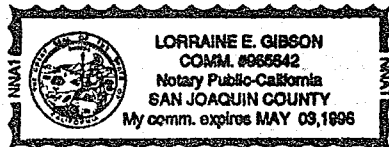
A Notary Public in and for the State of California, personally appeared

JACK SPARROWK AND BEVERLY F. SPARROWK

personally known to me (or 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.

WITNESS my hand and official seal.

Lorraine E. Gibson  
Notary's Signature



NAME, ADDRESS, ZIP

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

Mr. & Mrs. Charles Biaggi  
19303 Highway 140 E  
Dairy, Oregon 97625

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 9:59 o'clock AM., and duly recorded in Vol. M92,  
of Deeds on Page 29815.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Mullender