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K-44984
JACKSON COUNTY TITLE DIVISION
CONTINENTAL LAWYERS TITLE COMPANY

Vol 93 Page 4172

58010 502 W. Main Street (P. O. Box 218) Medford, OR 97501 (503) 779-2811

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ,

CLTC EXCHANGE COMPANY, A CALIFORNIA CORPORATION

hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

CHARLES W. BIAGGI AND PEGGY J. BIAGGI, HUSBAND & WIFE AS TO AN UND. 57.1428% INTEREST; MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI, HUSBAND & WIFE AS TO AN UND. 28.5715% INTEREST; AND ERIC B. NEWELL AS TO AN UND. 14.2857% INTEREST.

hereinafter called the Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with the said Grantee and Grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer, stated in terms of dollars is \$ EXCHANGE OF PROPERTIES; however, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has caused its name to be signed this 23rd day of February, 1993 by its officers duly authorized thereto by order of its board of directors.

"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."

CLTC EXCHANGE COMPANY

Karen Estrada
Karen Estrada, Vice President

STATE OF OREGON
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 23rd day of February, 1993, by Karen Estrada, Vice President of CLTC EXCHANGE COMPANY, a corporation, on behalf of the corporation.

J. Trumble
Notary Public for Oregon
My commission expires 9-7-96

SPACE FOR RECORDER'S USE

Mail Tax Statements to: & RETURN

Grantee
17000 W. LANGELE VALLEY
RD.
BONANZA, OREGON 97623

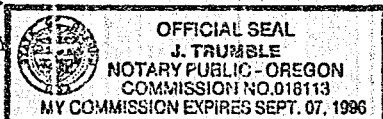


EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the N $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00°11'20" East 30.00 feet and South 89°33'00" West 707.00 feet from the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 25; thence South 89°33'00" West, along the North line of Henley Road, a distance of 1465.54 feet to a $\frac{1}{2}$ inch iron rod; thence North 00°39'00" East a distance of 563.83 feet to a $\frac{1}{2}$ inch iron rod on the Northwesterly line of the A-4-B Lateral; thence North 51°28'00" East on said Northwesterly line a distance of 739.12 feet; thence South 89°58'00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00°14'07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 89°44'2" East along the North line of Section 25 a distance of 1582.80 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47°56'22" East, along said right of way line, a distance of 526.45 feet; thence South 01°55'00" West a distance of 922.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933, in Volume 101 at page 138, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 1st day
of March A.D., 19 93 at 2:44 o'clock P M., and duly recorded in Vol. M93,
of Deeds on Page 4172.

FEE \$35.00

Evelyn Biehn, County Clerk

By Pauline Mullender