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| RETURN TO: W. P. Brandsness 411 Pine Street Klamath Falls, Or 97601 | TAX STATEMENTS TO: C. W. Biaggi 17000 W. Langell Valley Road Bonanza, Or 97623 | CLERK'S STAMP: |
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-BARGAIN AND SALE DEED-

Peggy J. Biaggi, as Grantor, conveys to Charles W. Biaggi, her husband, as Grantee, all of her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

SEE EXHIBIT A ATTACHED AND MADE A PART HEREOF.

The true and actual consideration for this transfer is a gift as a portion of an estate plan.

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 use.

DATED this 9th day of August, 1994.



Peggy J. Biaggi

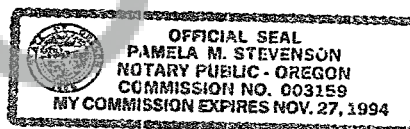
STATE OF OREGON

County of Klamath

ss. August 9, 1994.

Personally appeared the above-named Peggy J. Biaggi and acknowledged the foregoing instrument to be her voluntary act. Before me:


Notary Public for Oregon
My Commission expires: 11-27-94



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 $\frac{1}{4}$ inch iron rod; thence North 00°39'00" East a distance of 563.83 feet to a $\frac{1}{4}$ inch iron rod on the Northwestern line of the A-4-B Lateral; thence North 51°28'00" East on said Northwestern 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.

PARCEL 1: Township 40 South, Range 13 East of the Willamette Meridian
 Section 23: SE $\frac{1}{4}$
 Section 26: E $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$ and portion of the W $\frac{1}{4}$ NW $\frac{1}{4}$
 described as follows: Beginning at a point 1020 feet East of
 the corner common to Sections 22, 23, 26 and 27, all in Township
 40 South, Range 13 E.W.M., thence Southerly and Easterly 1500
 feet, more or less, to a point where said course intersects the
 East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 26, thence North along said
 subdivision line to the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said
 Section 26, thence West 300 feet to the point of beginning.

PARCEL 2: Township 40 South, Range 13 East of the Willamette Meridian
 Section 25: NW $\frac{1}{4}$, W $\frac{1}{4}$ NE $\frac{1}{4}$, and all that portion of the E $\frac{1}{4}$ NE $\frac{1}{4}$ lying
 Westerly of the Lost River Diversion Channel

EXCEPTING THEREFROM: That portion lying within the main drain
 as conveyed to the United States of America by deed recorded
 October 23, 1927, in Volume 79 page 131, and by deed recorded
 January 22, 1929, in Volume 85 page 186, Deed Records of Klamath
 County, Oregon.

TOGETHER WITH: The following perpetual easements, to run with the land, for
 the construction, repair, maintenance and joint use of irrigation ditches for
 irrigation purposes:
 (a) An easement 30 feet wide extending East from Langell Valley West Side
 Irrigation Canal along the North side of the South section line of Sections 23
 and 24 of Township 40 South, Range 13 East of the Willamette Meridian, a
 distance of 6400 feet, more or less, to Lost River Diversion Channel.
 (b) An easement 30 feet wide extending East from Langell Valley West Side
 Irrigation Canal along the South line of the N $\frac{1}{4}$ N $\frac{1}{4}$ of Section 26, Township 40
 South, Range 13 East of the Willamette Meridian, a distance of 1790 feet, more
 or less, to the West side of the herein described property.
 (c) An easement 30 feet wide extending East from Langell Valley West Side
 Irrigation Canal along the North side of the East-West center line of Section
 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of
 1525 feet, more or less, to the Southwest corner of the herein described
 property.

EXHIBIT 'A'
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness
 of Aug A.D., 19 94 at 11:07 o'clock A M., and duly recorded in Vol. M94
 of Deeds on Page 24662

FEE \$40.00

Evelyn Biehn - County Clerk

By Pauline Mullender