

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-

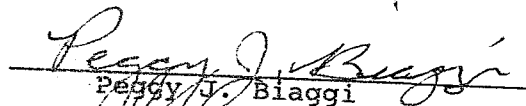
Peggy J. Biaggi, as Grantor, conveys to Charles W. Biaggi, her husband, as Grantee, all of her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

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.

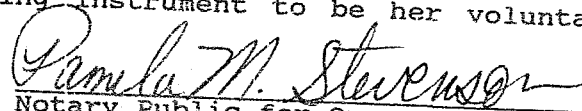
  
Peggy J. Biaggi

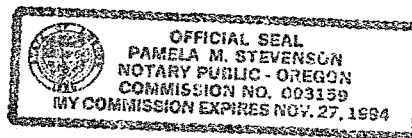
STATE OF OREGON )

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



#40001  
CK

EXHIBIT A  
Page 1 of 2

- Parcel 1: Township 38 South, Range 11 $\frac{1}{2}$  E.W.M.  
Section 27: S $\frac{1}{2}$ NE $\frac{1}{2}$  excepting any portion lying within the Klamath Falls-Lakeview Highway and/or the Oregon California Eastern Railroad right of way.  
Section 33: N $\frac{1}{2}$ NE $\frac{1}{2}$ , NE $\frac{1}{2}$ NW $\frac{1}{2}$ , excepting any portion lying within the Klamath Falls Lakeview Highway and/or the Oregon California and Eastern Railroad right of way.
- Parcel 2: Township 37 South, Range 11 $\frac{1}{2}$  E.W.M.  
Section 32: W $\frac{1}{2}$ SE $\frac{1}{2}$
- Parcel 3: That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 25, Township 38 South, Range 10 E.W.M. lying Easterly of the O.C. & E. Railroad Right of Way.
- Parcel 4: A parcel of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of State Highway 140 from which point the north  $\frac{1}{4}$  corner of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M. bears N38°43'23"E 96.34 feet and N00°12'45"E 250.75 feet distant; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 352.73 feet, the long chord of which bears S43°16'45"W 352.49 feet; thence N9°58'30"W 301.59 feet, thence S89°55'07"E 294.05 feet; thence S00°12'45"W 40.00 feet to the point of beginning, containing 1.14 acres, more or less.

- Parcel 5: A parcel of land located in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 27 and the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M. in Klamath County, Oregon, being more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner common to Sections 27 and 34, T.38S., R.11 $\frac{1}{2}$ E., W.M.; thence S00°12'45"W along the north-south centerline of Section 34 250.75 feet to a point on the northerly right-of-way line of State Highway 140; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears S38°43'23"W 96.34 feet; thence N00°12'45"E 285.71 feet; thence N89°15'20"W 180.01 feet; thence S00°12'45"W 247.80 feet; thence N89°55'07"W 114.05 feet; thence N9°58'30"W 266.86 feet to a point on the southeasterly right-of-way line of the O.C. & E. Railroad; thence along said right-of-way line N31°08'03"E 781.68 feet to a point on the north-south centerline of Section 27; thence S00°15'04"W 646.40 feet to the point of beginning; containing 4.35 acres, more or less.

EXHIBIT A  
Page 2 of 2

Parcel 6: A strip of land 60.00 feet wide located in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the north-south centerline of Section 34, T.38S., R.11 $\frac{1}{2}$ E., W.M. from which point the north  $\frac{1}{4}$  corner of said Section 34 bears N00°12'45"E 41.00 feet distant; thence S00°12'45"W along said north-south centerline 209.75 feet to a point on the northerly right-of-way line of State Highway 140; thence following said right-of-way line along the arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears S38°43'23"W 96.34 feet; thence N00°12'45"E 285.71 feet; thence S89°15'20"E 60.00 feet to the point of beginning.

Parcel 7: That portion of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 27, Township 38, Range 11 $\frac{1}{2}$  E.W.M. lying SE of the Oregon-California Eastern Railroad right-of-way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness & Brandsness the 10th day  
of Aug A.D. 19 94 at 3:48 o'clock PM., and duly recorded in Vol. M94,  
of Deeds on Page 24752.

Evelyn Biehn - County Clerk

By Caroline Mullins

FEE \$40.00