

99171

BARGAIN AND SALE DEED

Vol. m95 Page 10977

KNOW ALL MEN BY THESE PRESENTS, That

ERIC B. NEWELL

hereinafter called grantor,
WILLIAM BIAGGI, as to an undivided 58.3375% interest, MATTHEW C. BIAGGI AND KIMBERLY**,
hereinafter called 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:

**A. BIAGGI, HUSBAND AND WIFE, as to an undivided 29.1625% interest and JENINE COEHL, as to an undivided 12.5% interest.

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULL SET FORTH HEREIN....

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....
However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and 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 corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of April, 1995;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-
ized to do so by order of its board of directors.

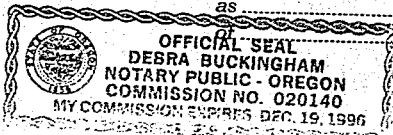
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
ORS 30.930.

Eric B. Newell
ERIC B. NEWELL

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 4-23, 1995,
by Eric B. Newell

This instrument was acknowledged before me on _____, 19____,
by _____



Debora Buckingham
Notary Public for Oregon
My commission expires 12-19-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Estate of Charles William Biaggi
17000 W. Langell Valley Rd.
Bonanza, Oregon 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT A

PARCEL 1:

Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 27: S 1/2 NE 1/4 EXCEPTING any portion lying within the Klamath Falls-Lakeview Highway and/or the Oregon California Eastern Railroad right of way.

~~Section 33: N 1/2 NE 1/4, NE 1/4 NW 1/4, EXCEPTING any portion lying within the Klamath Falls Lakeview Highway and/or the Oregon California and Eastern Railroad right of way.~~ *DB*

PARCEL 2:

Township 37 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 32: W 1/2 SE 1/4

PARCEL 3:

A parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of 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 quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears North 38 degrees 43' 23" East 96.34 feet and North 00 degrees 12' 45" East 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 South 43 degrees 16' 45" West 352.49 feet; thence North 9 degrees 58' 30" West 301.59 feet; thence South 89 degrees 55' 07" East 294.05 feet; thence South 00 degrees 12' 45" West 40.00 feet to the point of beginning, containing 1.14 acres, more or less.

PARCEL 4:

A parcel of land located in the SE 1/4 SW 1/4 of Section 27, and the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 00 degrees 12' 45" West 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 South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence North 89 degrees 15' 20" West 180.01 feet; thence South 00 degrees 12' 45" West 247.80 feet; thence North 89 degrees 55' 07" West 114.05 feet; thence North 9 degrees 58' 30" West 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 North 31 degrees 08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00 degrees 15' 04" West 646.40 feet to the point of beginning, containing 4.35 acres, more or less.

PARCEL 5:

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A strip of land 60.00 feet wide located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North-South centerline of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, from which point the North quarter corner of said Section 34 bears North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 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 South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence South 89 degrees 15' 20" East 60.00 feet to the point of beginning.

PARCEL 6:

That portion of the SE 1/4 of the SW 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeast of the Oregon-California Eastern Railroad right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 28th day of April A.D., 19 95 at 11:30 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 10977.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch