

04-28-95A11:30 RCVD

KNOW ALL MEN BY THESE PRESENTS, That JENINE M. COEHLIO FORMERLY JENINE M. NEWELL AND MATTHEW C. BIAGGI and KIMBERLY A. BIAGGI, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THE ESTATE OF CHARLES W. BIAGGI 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:

The SE1/4 of the NE1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of State Highway 140.

EXCEPTING THEREFROM that portion lying within State Highway 140 and Hildebrand County Road No. 1059.

(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 \$ to clear title

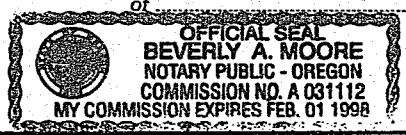
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24 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 authorized 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.

Jenine M. Coehlio  
Matthew C. Biaggi  
Kimberly A. Biaggi

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on April 24, 1995, by Kimberly A. Biaggi, Matthew C. Biaggi,  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



Beverly A. Moore  
My commission expires 2/1/98  
Notary Public for Oregon

Biaggi et al

Grantor's Name and Address  
Charles W. Biaggi Estate  
1000 W Langsdell Valley Rd.  
Bonanza, OR 97632

Grantee's Name and Address  
Charles W. Biaggi Estate  
1000 W Langsdell Valley Rd.  
Bonanza, OR 97632

After recording return to (Name, Address, Zip):  
Charles W. Biaggi Estate  
1000 W Langsdell Valley Rd.  
Bonanza, OR 97632

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Charles W. Biaggi Estate  
1000 W Langsdell Valley Rd.  
Bonanza, OR 97632

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
I certify that the within instrument 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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Fresno } s.s.

On April 21, 1995 before me,

Janis Arnold  
a Notary Public in and for said County and State, personally appeared  
Janine M. Coenlo

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

Signature

F 2492 (5-91)

FOR NOTARY SEAL OR STAMP



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 10982

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch

FEE \$35.00