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1041

PERSONAL REPRESENTATIVE'S DEED

Vol. 1195 Page 14714

THIS INDENTURE Made this 4th day of May, 1995, by and between PEGGY J. BIAGGI, the duly appointed, qualified and acting personal representative of the estate of CHARLES WILLIAM BIAGGI, deceased, hereinafter called the first party, and ERIC B. NEWELL, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

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 second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ⓐ the whole

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, 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.

Peggy J. Biaggi
PEGGY J. BIAGGI

Personal Representative
of the Estate of CHARLES WILLIAM BIAGGI, Deceased.

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.

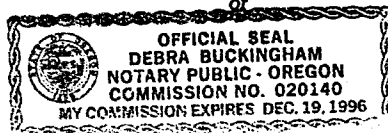
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 8, 1995,
by Peggy J. Biaggi

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

as _____

of _____



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):
ERIC B. NEWELL
6007 HENLEY RD.
KLAMATH FALLS, OREGON 97603
Until requested otherwise send all tax statements to (Name, Address, Zip):
ERIC B. NEWELL
6007 HENLEY RD.
KLAMATH FALLS, OREGON 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____) ss.

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 _____ and/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

06-05-95A10:40 RCVD

EXHIBIT "A"

A tract of land situated in the N 1/2 NW 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 degrees 11' 20" East 30.00 feet and South 89 degrees 33' 00" West 707.00 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 25; thence South 89 degrees 33' 00" West along the North line of Henley Road, a distance of 1465.54 feet to a 1/2 inch iron rod; thence North 00 degrees 39' 00" East a distance of 563.83 feet to a 1/2 inch iron rod on the Northwesterly line of the A-4-B Lateral; thence North 51 degrees 28' 00" East on said Northwesterly line a distance of 739.12 feet; thence South 89 degrees 58' 00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00 degrees 14' 07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 89 degrees 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 degrees 56' 22" East, along said right of way line, a distance of 526.45 feet; thence South 01 degree 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 Book 101 at Page 138, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of June A.D., 19 95 at 10:40 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 14714.

FEE \$35.00

By Bernetha G. Letsch County Clerk