

NA

1042

BARGAIN AND SALE DEED

Vol 1195

Page 14716

KNOW ALL MEN BY THESE PRESENTS, That MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
ERIC B. NEWELLhereinafter 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:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF AS THOUGH FULLY 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 \$ 1.00

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 ①, 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 4th day of May, 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.

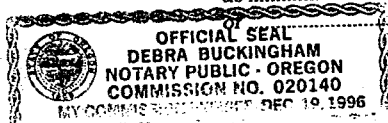
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 31, 1995,
by Kimberly A. Biaggi for herself and as Attorney in fact for Matthew
C. Biaggi

This instrument was acknowledged before me on , 19 ,

by

as



My commission expires 12-19-96

Notary Public for Oregon

STATE OF OREGON,

County of

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

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 97603SPACE RESERVED
FOR
RECORDER'S USE

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 14716

By Bernetha G. Loesch County Clerk

FEE \$35.00