

RETURN TO: MICHAEL P. RUDD 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Peggy Biaggi 17000 W. Langell Valley Road Bonanza, OR 97623	CLERK'S STAMP:
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## DEED OF PERSONAL REPRESENTATIVE

Peggy J. Biaggi, Personal Representative of the Estate of Charles William Biaggi, deceased, Grantor, conveys to Peggy J. Biaggi, Grantee, the following described real property located in Klamath County, Oregon:

SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is an inheritance.

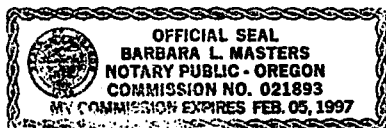
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

DATED this 7th day of December, 1995.

Peggy J. Biaggi  
Personal Representative of the  
Estate of Charles William Biaggi, deceased

STATE OF OREGON        )  
                              ) ss. 7th December, 1995  
County of Klamath     )

Personally appeared, Peggy J. Biaggi, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Barbara L. Masters  
Notary Public for Oregon  
My Commission expires: 2-5-97

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- Parcel 1: Township 37 South, Range 11½ E.W.M.  
Section 32: W½SE¼
- Parcel 2: Township 38, Range 11½ E.W.M.  
Section 27: A parcel of land located in the SE¼NE¼, SW¼NE¼ and the S½NE¼ excepting any portion lying within the Klamath Falls-Lakeview Highway and/or the Oregon California Eastern Railroad right-of-way, all of this portion lying West of State Highway 140.
- Section 27: A parcel of land located in the SE¼SW¼ lying SE of the Oregon-California Eastern Railroad right-of-way and the NE¼NW¼ of Section 34 in Klamath County, Oregon, being more particularly described as follows: Beginning at the ¼ corner common to Sections 27 and 34; 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 N09°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.
- Parcel 3: Township 38 South, Range 11½ E.W.M.  
Section 34: A parcel of land located in the NE¼NW¼, 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 ¼ corner of Section 34, T.38S., R.11½E., 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 N09°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.
- Section 34: A strip of land 60.00 feet wide located in the NE¼NW¼, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the north-south centerline of Section 34, T.38S., R.11½E., W.M. from which point the north ¼ 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 4: Lots 1 and 2 in Block 26 of Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon.
- Parcel 5: Township 40 South, Range 13 E.W.M.  
Section 23: SE¼
- Section 25: N½, NW¼, W½NE¼, and all that portion of the E½NE¼ lying Westerly of the Lost River Diversion Channel

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EXCEPTING THEREFROM that portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927, in Volume 79 page 131, and by deed recorded January 22, 1929, in volume 85 page 186, Deed Records of Klamath County, Oregon.

Section 26, NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$  and a portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$

Together with the following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of irrigation ditches for irrigations purposes: (a) an easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the south section line of Sections 23 and 24 of Township 40 South, Range 13 East of the Willamette Meridian, a distance of 6400 feet, more or less, to Lost River Diversion Channel. (b) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the South side of the N $\frac{1}{2}$ N $\frac{1}{2}$  of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1790 feet, more or less, to the East side of the herein described property. (c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the East-West center line of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1525 feet, more or less, to the Southwest corner of the herein described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael P. Rudd the 13 day  
of Dec. A.D., 19 95 at 10:24 o'clock A. M., and duly recorded in Vol. M95,  
of Deeds on Page 33942.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
[Signature]