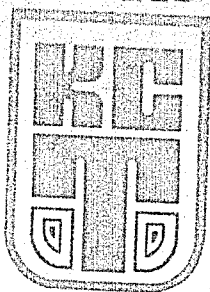


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35445

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KLAMATH COUNTY TITLE COMPANY

KTC K-50408-D

STATUTORY WARRANTY DEED (Individual or Corporation)

PEGGY J. BIAGGI, an estate in fee simple, as to an undivided interest; JENINE M. NEWELL also known as JENINE COELHO, an estate in fee simple, as ** Grantor, conveys and warrants to JOHN W. WERY

the following described real property in the County of Klamath and State of Oregon.

** to an undivided interest; MATTHEW C. BIAGGI AND KIMBERLY A. BIAGGI, an estate in fee simple as tenants by the entirety, as to an undivided interest; all as tenants in common.

That portion of the S1NE1 of Section 27 Township 38 South, Range 111 East of the Willamette Meridian, lying Southeasterly of the Railroad Right of Way and Northwesterly of State Highway 140.

97 APR -4 AM 10:06

Subject to an easement for utilities across above mentioned parcel for the benefit of grantors property lying Westerly of said property.

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 22,770.00 (Here comply with the requirements of ORS 93.030*).

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 19th day of March 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Peggy J. Biaggi
PEGGY J. BIAGGI
Jenine Coelho
JENINE COELHO

Matthew C. Biaggi POA Kimberly A. Biaggi
MATTHEW C. BIAGGI
Kimberly A. Biaggi
KIMBERLY A. BIAGGI

STATE OF OREGON, County of Klamath)ss.
The foregoing instrument was acknowledged before me
this 3rd day of April 19 97
by Peggy J. Biaggi and Kimberly A. Biaggi
for herself and as Attorney in fact
for Matthew C. Biaggi

Debra Buckingham
Notary Public for Oregon
My commission expires: 12019-2000

After recording return to:

John W. Wery
14343 N. Kingfisher
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

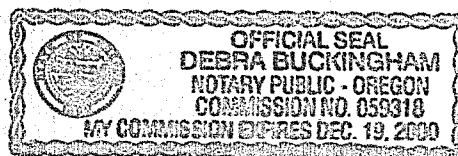
Until a change is requested all tax statements shall be sent to the following address:

Same As Listed Above

CORPORATE ACKNOWLEDGEMENT
STATE OF OREGON, County of)ss.
The foregoing instrument was acknowledged before me
this day of 19
by and
of
a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

THIS SPACE RESERVED FOR RECORDER'S USE



NAME, ADDRESS, ZIP

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of FresnoOn March 22, 1997 before me, Glenda F. Parsley

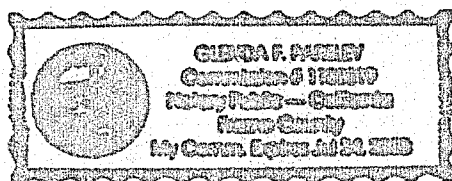
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Jemine Coelho

NAME(S) OF SIGNER(S)

☐ 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.

Glenda F. Parsley
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title the 4th day
of April A.D., 19 97 at 11:06 o'clock A M., and duly recorded in Vol. M97
of _____ Deeds on Page 9935.

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Darlene Mulender