

KLAMATH COUNTY TITLE COMPANY

K-50306-D

STATUTORY WARRANTY DEED (Individual or Corporation)

PEGGY J. BIAGGI, an estate in fee simple, as to an undivided interest;
JENINE M. NEWELL, AKA JENINE COELHO, an estate in fee simple, ** Grantor,
conveys and warrants to RICHARD R. GERHARDT and CHERYL GERHARDT, husband and wife with
full rights of survivorship
the following described real property in the County of Klamath and State of Oregon.
**as 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.

The S½NE¼ of Section 27, Township 38 South, Range 11½ East of the Willamette
Meridian, Klamath County, Oregon, lying Northwesternly of the Oregon-California
Eastern Railroad right of Way.

97 APR -7 AM 108

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 \$ 36,000.00 (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 26th 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
Matthew C. Biaggi
MATTHEW C. BIAGGI

Jenine M. Coelho
JENINE M. COELHO
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: 12-19-2000

After recording return to:
RICHARD & CHERYL GERHARDT
2425 ORCHARD AVE.
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

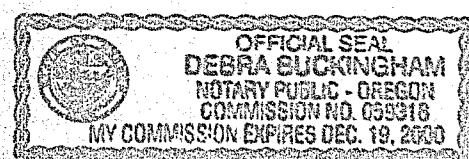
SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP

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



10103

No. 5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of FresnoOn March 31, 1997 before me, Glenda F. Parsley

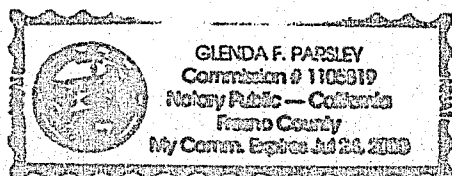
DATE

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

personally appeared Jenine 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 7th day
 of April A.D., 19 97 at 11:08 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 10102

FEE

\$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Ross