

NS

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PEGGY J. BIAGGI

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. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

K-50160

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

PEGGY J. BIAGGI

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

KIMBERLY A. BIAGGI

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances therunto belonging or in any way appertaining, situated in _____ County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. PARTNERSHIP

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$DISOLVE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ☐ and ☒, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of April, 1997, if grantor 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

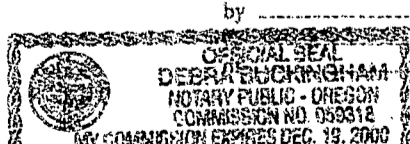
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 28, 1997,

by Peggy J. Biaggi

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

by _____



Debra Buckingham
Notary Public for Oregon

My commission expires 12-19-2000

EXHIBIT A

Township 38 South, Range 11½ E.W.M.

Sections 27 and 34:

Parcel 1: A parcel of land located in the SE¼SW¼ lying SE¼ 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 1/4 corner common to Sections 27 and 34; thence S. 00°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 S. 38°43'23" W. 96.34 feet; thence N. 00°12'45" E. 285.71 feet; thence N. 89°15'20" W. 180.01 feet; thence S. 00°12'45" W. 247.80 feet; thence N. 89°15'20" W. 114.05 feet; thence N. 09°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 N. 31°08'03" E. 781.68 feet to a point on the North-South centerline of Section 27; thence S. 00°15'04" W. 646.40 feet to the point of beginning.

Parcel 2: A parcel of land located in the NE¼NW¼ of Section 34, 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 1/4 corner of Section 34, T. 38 S., R. 11½ E.W.M. bears N. 38°43'23" E. 96.34 feet and N. 00°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 S. 43°16'45" W. 352.49 feet; thence N. 09°58'30" W. 301.59 feet, thence S. 89°55'07" E. 294.05 feet; thence S. 00°12'45" W. 40.00 feet to the point of beginning.

Parcel 3: 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. 38 S., R. 11½ E.W.M., from which point the north 1/4 corner of said Section 34 bears N. 00°12'45" E. 41.00 feet distant; thence S. 00°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 S. 38°43'23" W. 96.34 feet; thence N. 00°12'45" E. 285.71 feet; thence S. 89°15'20" E. 60.00 feet to the point of beginning.

Reserving over and across Parcel 3 above an easement for ingress and egress for the benefit of adjacent properties.

STATE OF OREGON : COUNTY OF KLAMATH: ss

Filed for record at request of Klamath County Title the 30th day
of April A.D. 19 27 at 10:59 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 13085

FEE \$35.00

by Bernetha G. Leisch, County Clerk
Bernetha G. Leisch