

53131

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(Grantor's Name and Address)

(Grantee's Name and Address)

After recording, return to (Name, Address, Zip):

MATTHEW C. BIAGGI

17000 W. LANCELL VALLEY RD.

BONANZA, OREGON 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDERS USE

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/roll/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

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

KIMBERLY A. BIAGGI

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

MATTHEW C. BIAGGI

hereinafter 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 any way appertaining, situated in _____ Klamath _____ County, 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)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____. © 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 ©, 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 23RD day of JANUARY, 1998; 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 30.030.

Kimberly A. Biaggi
KIMBERLY A. BIAGGI

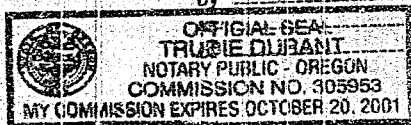
STATE OF OREGON, County of _____ Klamath _____ ss.

This instrument was acknowledged before me on _____

by _____ KIMBERLY A. BIAGGI

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

by _____



Theresa Duran
Notary Public for Oregon
My commission expires _____

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Parcel 1:

Township 38 South, Range 11 ½ East of the Willamette Meridian:

Section 33: N ¼ NE ¼ less 2 acres for railroad described in Deed Volume 47 on page 594, records of Klamath County, Oregon.

NE ¼ NW ¼

Parcel 2:

Township 37 South, Range 11 ½ East of the Willamette Meridian:

Section 32: W ¼ SE ¼

Parcel 3:

Township 38 South, Range 11 ½ East of the Willamette Meridian:

Section 27: A parcel of land located in the SE ¼ NE ¼, SW ¼ NE ¼ and the S ½ NE ¼ 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 SE ¼ SW ¼ lying Southeast of the Oregon-California Eastern Railroad right-of-way and the NE ¼ NW ¼ of Section 34 in Klamath County, Oregon, being more particularly described as follows: Beginning at the quarter 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°55'07" 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 546.40 feet to the point of beginning.

Parcel 4:

Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian:

Section 34: A parcel of land located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 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 quarter corner of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ E. W. M. bears N 38°43'23" E 96.34 feet and N 00°12'45" E 250.75 feet distance; 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.

Section 34: A strip of land 60.00 feet wide located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 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. 11 $\frac{1}{2}$ E. W. M. from which point the North quarter 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.

Parcel 5:

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 of Klamath County, Oregon.

Parcel 6:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 23: SE $\frac{1}{4}$

Section 25: N $\frac{1}{2}$, NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, and all that portion of the E $\frac{1}{2}$ NE $\frac{1}{4}$ lying Westerly of the Lost River Diversion Channel.

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, 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 $\frac{1}{4}$ 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 irrigation 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 line 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 First American Title the 13th day
of February A.D., 19 98 at 3:26 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 4781

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Reed