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53135

STATE OF OREGON, } ss.
County of _____

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

C98

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that
MATTHEW C. 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 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.

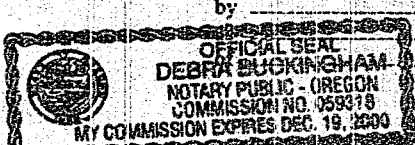
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 93.930.

Matthew C. Biaggi
MATTHEW C. BIAGGI

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on 31st, 1998,
by MATTHEW C. BIAGGI

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



Deborah Buckingham
Notary Public for Oregon
My commission expires 12/19/2000

DESCRIPTION

A parcel of land located in the NE ¼ NW ¼ of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the North ¼ corner of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian bears South 89°15'20" East 60.00 feet and North 00°12'45" East 41.00 feet distant; thence South 00°12'45" West 245.71 feet; thence North 89°55'07" West 180.00 feet; thence North 00°12'45" East 247.80 feet; thence South 89°15'20" East 180.01 feet to the point of beginning.

TOGETHER WITH a non-exclusive private easement for vehicular and public utility access described as follows:

A strip of land 60.00 feet wide located in the NE ¼ NW ¼ of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South Centerline of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, from which point the North ¼ corner of said Section 34 bears North 00°12'45" East 41.00 feet distant; thence South 00°12'45" West along said North-South centerline 209.75 feet to the point on the Northerly right-of-way line of State Highway 140; thence following said right of way line along arc of a 2824.79 foot radius curve to the right 96.35 feet, the long chord of which bears South 38°43'23" West 96.34 feet; thence North 00°12'45" East 285.71 feet; thence South 89°15'20" East 60.00 feet to the point of beginning.

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 4785

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hastin Rosa