

54757

98 MAR 16 P3:46

Vol m98 Page 8453

## WARRANTY DEED

ATC #03047364  
 AFTER RECORDING RETURN TO:  
 KIMBERLY A. BIAGGI  
22539 Hwy 140E.  
Daisy, Or 97625

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

JENINE M. COEHLO, hereinafter called GRANTOR(S), convey(s) and  
 warrants to KIMBERLY A. BIAGGI, hereinafter called GRANTEE(S),  
 all that real property situated in the County of , State of  
 Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
 HEREIN . . . . .

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and apparent upon the land, contracts and/or  
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is TO CLEAR  
 TITLE.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 12th day of March, 1998.

Jenine M Coelho  
 JENINE M. COEHLO

STATE OF OREGON, County of Klamath)ss.

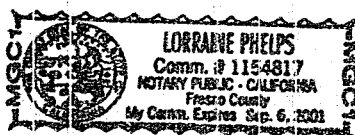
On March \_\_\_\_\_, 1998, personally appeared JENINE M. COEHLO who  
 acknowledged the foregoing instrument to be her voluntary act  
 and deed.

\_\_\_\_\_  
 Notary Public for California  
 My Commission Expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
 County of Fresno  
 On March 13, 1998 before me, Lorraine Phelps, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
 personally appeared Jenine M. 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) 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.

Lorraine Phelps  
Signature of Notary Public

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: Warranty Deed  
 Document Date: March 13, 1998 Number of Pages: 1

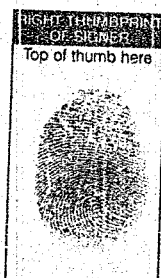
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A

- ☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

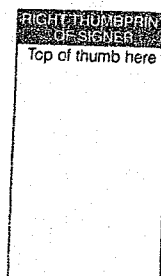
Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



## EXHIBIT "A"

8455

## PARCEL 1:

A parcel of land located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of 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 1/2 East of the Willamette Meridian, bears North 38 degrees 43' 23" East 96.34 feet and North 00 degrees 12' 45" East 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 South 43 degrees 16' 45" West 352.49 feet; thence North 9 degrees 58' 30" West 301.59 feet; thence South 89 degrees 55' 07" East 294.05 feet; thence South 00 degrees 12' 45" West 40.00 feet to the point of beginning.

## PARCEL 2:

A parcel of land located in the SE 1/4 SW 1/4 of Section 27, and the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 00 degrees 12' 45" West 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 South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence North 89 degrees 15' 20" West 180.01 feet; thence South 00 degrees 12' 45" West 247.80 feet; thence North 89 degrees 55' 07" West 114.05 feet; thence North 9 degrees 58' 30" West 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 North 31 degrees 08' 03" East 781.68 feet to a point on the North-South centerline of Section 27; thence South 00 degrees 15' 04" West 646.40 feet to the point of beginning.

## EXHIBIT "A" - continued

## PARCEL 3:

A strip of land 60.00 feet wide located in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North-South centerline of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, from which point the North quarter corner of said Section 34 bears North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 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 South 38 degrees 43' 23" West 96.34 feet; thence North 00 degrees 12' 45" East 285.71 feet; thence South 89 degrees 15' 20" East 60.00 feet to the point of beginning.

## PARCEL 4:

That portion of the SE 1/4 of the SW 1/4 of Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southeast of the Oregon-California Eastern Railroad right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day  
of March A.D., 19 98 at 3:46 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 8453

FEE \$45.00

By Bernetha G. Letsch County Clerk  
Douglas M. McDonald