



## WARRANTY DEED

ATC#03047293

AFTER RECORDING RETURN TO:

HANS &amp; MICHELINE SEILER

PO BOX 1103CHILLOQUA, OR 97624

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

KIMBERLY A. BIAGGI, hereinafter called GRANTOR(S), convey(s) and warrants to HANS R. SEILER and MICHELINE C. SEILER, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, 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  
\$138,500.00.

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 19th day of March, 1998.

Kimberly A. Biaggi  
KIMBERLY A. BIAGGI

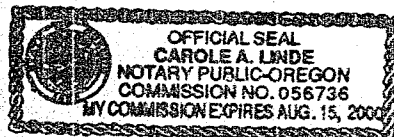
STATE OF OREGON, County of Klamath)ss.

On March 19, 1998, personally appeared KIMBERLY A. BIAGGI who acknowledged the foregoing instrument to be her voluntary act and deed.

Carole A. Linde

Notary Public for Oregon

My Commission Expires: 8/15/00.



## EXHIBIT "A"

## PARCEL 1:

That portion of Parcel 3 of Major Land Partition No. 27-35 (more fully described below) which lies within Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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, 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; 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.

## PARCEL 2:

A parcel of land located in the NE 1/4 NW 1/4, 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 09 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.

Continued on next page

## EXHIBIT "A" CONTINUED

AND 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 from which the North quarter corner of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 89 degrees 15' 20" East 60.00 feet and North 00 degrees 12' 45" East 41.00 feet distant; thence South 00 degrees 12' 45" West 245.71 feet; thence North 89 degrees 55' 07" West 180.00 feet; thence North 00 degrees 12' 45" East 247.80 feet; thence South 89 degrees 15' 20" East 180.01 feet to the point of beginning.

CODE 37 MAP 3811-V34BO TL 101  
CODE 37 MAP 3811-V34BO TL 100

RESERVING AND SUBJECT TO 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 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 1/4 corner common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; 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 326.71 feet, more or less, to the section line common to Sections 27 and 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian; thence Easterly along section line to the point of beginning.

ALSO RESERVING AND SUBJECT TO an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 20th day  
of March A.D., 19 98 at 3:13 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 9045

FEE \$40.00

Bernetha G. Letsch, County Clerk  
By Bernetha G. Letsch