



## WARRANTY DEED

ATC #03047294  
AFTER RECORDING RETURN TO:  
KIMBERLY A. BIAGGI  
8112 ROCKINGHORSE LANE  
KLAMATH FALLS, OR 97603

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

JAMES M. HOLLOWAY and NETTA J. HOLLOWAY, 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 KLAMATH, State of Oregon, described as:

Parcel 3 of Major Land Partition 34-90 situated in the N1/2 of  
Section 19, Township 39 South, Range 10 East of the Willamette  
Meridian, in the County of Klamath, State of Oregon.

CODE 170 MAP 3910-1980 TL 102 & 3910-19A0 TL 2301

X402 "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  
\$164,000.00.

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.

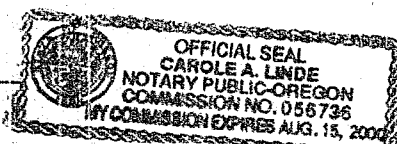
James M. Holloway  
JAMES M. HOLLOWAY

Netta J. Holloway  
NETTA J. HOLLOWAY

STATE OF OREGON, County of Klamath)ss.

On March 19, 1998, personally appeared JAMES M. HOLLOWAY and  
NETTA J. HOLLOWAY 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.



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 9048.

FEE \$30.00

Bernetha G. Letsch, County Clerk

By Carole A. Linde