



WARRANTY DEED

ATC #03047364

AFTER RECORDING RETURN TO:

HENRIETTE SHRADER

3735 La Grada Way
K. Falls, Or 97163UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEKIMBERLY A. BIAGGI, hereinafter called GRANTOR(S), convey(s) and
warrants to HENRIETTE SHRADER, 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

#S
"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 \$24,000.00 #SIn construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 8 day of April, 1998.

Kimberly A. Biaggi
KIMBERLY A. BIAGGI

STATE OF OREGON, County of Klamath)ss.

On April 8, 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.

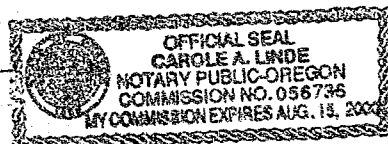


EXHIBIT "A"

That portion of the following described property which lies within Section 27, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Parcel 3 of Major Land Partition NO. 27-85 more fully described as follows:

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.

Continued on next page

EXHIBIT "A" CONTINUED

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 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, TOGETHER WITH an easement for utility purposes to provide access to Pole #F 10340 located on adjacent property.

CODE 37 MAP 3811-V2700 TL 1001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 9th day
of April A.D., 19 98 at 3:18 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 11676

FEE \$40.00

By Bernetha G. Letsch County Clerk
Kathleen R. Rasmussen