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## STATUTORY WARRANTY DEED

PEGGY EIAGGI, MATTHEW C. BIAGGI AND JENINE M. COEHLO, aka JENINE M. COELHO

conveys and warrants to TOM MAHON AND JACKIE CARNEY, NOT AS TENTANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON,

SECTION 33: NE1/4 NW1/4

N1/2 NE1/4 LESS 2 ACRES FOR RAILROAD DESCRIBED IN DEED VOLUME 47 ON PAGE 594, DEED RECORDS OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 30.930.

The true consideration for this conveyance is \$ 103,000.00 (Here comply with the requirements of ORS 93.030)Dated this 23 day of December 19 98

Peggy J. Biaggi  
PEGGY BIAGGI

Matthew C. Biaggi  
MATTHEW C. BIAGGI

Jenine M. Coelho  
JENINE M. COELHO

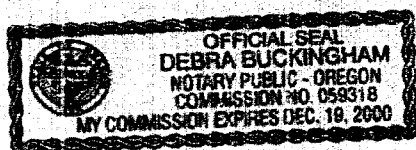
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 30th day of December, 19 98, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Peggy J. Biaggi, Matthew C. Biaggi and Jenine M. Coelho

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debra Buckingham  
Notary Public for Oregon.  
My Commission expires 12-19-2000

Title Order No. K-53489Escrow No. K53489D

After recording return to:

TOM MAHON1445 SUNSHINE VALLEY RD.MONTARA, CA 94037

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

TOM MAHON1445 SUNSHINE VALLEY RD.MONTARA, CA 94037

Name, Address, Zip

THIS SPACE IS RESERVED FOR A NOTARIAL CERTIFICATE

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

First American Title

on this 5th day of January A.D., 19 99  
at 11:04 o'clock A.M. and duly recorded  
in Vol. M99 of Deeds Page 134

Linda Smith County Clerk  
By Richard Ross

Deputy.

Fee, \$30.00