

MTC 47960-LW  
WARRANTY DEED

'99 May -6 P3:32

Vol M99 Page 17489

KIMBERLY A. BIAGGI,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KEITH M. ANDERSON and JOSEFINA V. ANDERSON, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrance except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

PARCEL 3 OF MAJOR LAND PARTITION NO. 34-90, SITUATED IN THE SW1/4 OF  
SECTION 18 AND THE N1/2 OF SECTION 19 IN TOWNSHIP 39 SOUTH, RANGE 10,  
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any;  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 164,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 8112 ROCKINGHORSE, KLAMATH FALLS, OR 97603

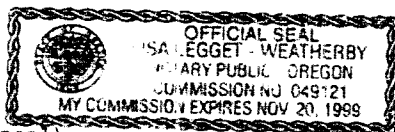
Dated this 6th day of May, 1999.

Kimberly A. Biaggi  
KIMBERLY A. BIAGGI

STATE OF Oregon ss. May 6 1999  
COUNTY OF Klamath

Personally appeared the above named Kimberly A. Biaggi  
Biaggi

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Linda Smith Weatherly  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT47960-LW

Return to:

KEITH M. ANDERSON  
8112 ROCKINGHORSE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded May 6, 1999, at 3:32 PM  
at the referenced page, Vol. M99.  
Linda Smith, County Clerk  
Fee \$ 30-  
Linda Smith