

03 JAN 22 AM 11:03



After recording return to:

Peggy J. Biaggi  
17000 W. Langell Valley Road  
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

Peggy J. Biaggi  
17000 W. Langell Valley Road  
Bonanza, OR 97623

Escrow No. C03-14  
Title No.

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 01/22/2003 11:03 m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

Matthew C. Biaggi, Grantor, conveys and warrants to Peggy J. Biaggi, a widow, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

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 \$Value for value trade with like property. (Here comply with the requirements of ORS 93.030)

Dated this 20<sup>th</sup> day of January, 2003.

Matthew C Biaggi  
Matthew C. Biaggi

STATE OF Oregon  
County of Klamath } ss.

This instrument was acknowledged before me on this 20 day of January, 2003  
by Matthew C Biaggi



Susan Marie Campbell  
Notary Public for Oregon

My commission expires: 3-27-06

K26: -

- PARCEL 1: Township 40 South, Range 13 East of the Willamette Meridian  
Section 23: SE $\frac{1}{4}$   
Section 26: E $\frac{1}{4}$ NW $\frac{1}{4}$ , N $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ , N $\frac{1}{4}$ SE $\frac{1}{4}$  and portion of the W $\frac{1}{4}$ NW $\frac{1}{4}$  described as follows: Beginning at a point 1020 feet East of the corner common to Sections 22, 23, 26 and 27, all in Township 40 South, Range 13 E.W.M., thence Southerly and Easterly 1500 feet, more or less, to a point where said course intersects the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 26, thence North along said subdivision line to the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 26, thence West 300 feet to the point of beginning.
- PARCEL 2: Township 40 South, Range 13 East of the Willamette Meridian  
Section 25: NW $\frac{1}{4}$ , W $\frac{1}{4}$ NE $\frac{1}{4}$ , and all that portion of the E $\frac{1}{4}$ NE $\frac{1}{4}$  lying Westerly of the Lost River Diversion Channel

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927, in Volume 79 page 131, and by deed recorded January 22, 1929, in Volume 85 page 186, Deed Records of Klamath County, Oregon.

TOGETHER WITH: The following perpetual easements, to run with the land, for the construction, repair, maintenance and joint use of irrigation ditches for irrigation purposes:

- (a) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the South section line of Sections 23 and 24 of Township 40 South, Range 13 East of the Willamette Meridian, a distance of 6400 feet, more or less, to Lost River Diversion Channel.
- (b) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the South line of the N $\frac{1}{4}$ N $\frac{1}{4}$  of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1790 feet, more or less, to the West side of the herein described property.
- (c) An easement 30 feet wide extending East from Langell Valley West Side Irrigation Canal along the North side of the East-West center line of Section 26, Township 40 South, Range 13 East of the Willamette Meridian, a distance of 1525 feet, more or less, to the Southwest corner of the herein described property.