

MT82184-KR

Kimberly A. Muller  
703 Se 200th Place  
Camas, WA 98607

Grantor's Name and Address

Matthew C. Biaggi  
PO Box 438  
Paksenta, CA 96074

Grantee's Name and Address

After recording return to:

Matthew C. Biaggi

PO Box 438

Paksenta, CA 96074

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

Matthew C. Biaggi

PO Box 438

Paksenta, CA 96074

Escrow No. MT82184-KR

BSD

RE RECORDED TO CORRECT LEGAL, PREVIOUSLY RECORDED AT 2008-006547.

THIS

2008-006547

Klamath County, Oregon

00045522200800065470010010

05/06/2008 11:22:45 AM

Fee: \$21.00

2008-007105

Klamath County, Oregon

00046153200800071050010010

05/13/2008 03:09:05 PM

Fee: \$21.00

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Kimberly A. Muller**, who acquired title as **Kimberly A. Biaggi**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Matthew C. Biaggi**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

**Parcel 2 of Land Partition 65-94, situated in Sections 33 and 34, Township 37 South, Range 10 East, Section 34, 10, 11, 12, 14, 23 and 24, Township 38 South, Range 10 East, Section 18 and 19, Township 38, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4<sup>th</sup> day of **April, 2008**; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

*Kimberly A. Muller*  
Kimberly A. Muller

State of Oregon  
County of Klamath

This instrument was acknowledged before me on April 4, 2008 by Kimberly A. Muller.



*Kristi L. Redd*  
(Notary Public for Oregon)

My commission expires 11/16/2011