

82178

WARRANTY DEED MTL- 8694-L

Vol. 1782 Page 5342

KNOW ALL MEN BY THESE PRESENTS, That
 Charles J. DiPietro and Beverly E. DiPietro, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Ramon A. Fauria and Vivian M. Fauria, Husband and Wife
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, in Block 4, of Tract No. 1007, Winchester, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as
 stated on the reverse of this deed, or those apparent upon the land, if any,
 as of the date of this deed.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,900.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)

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

In Witness Whereof, the grantor has executed this instrument this 21 day of March, 1980;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

March 21, 1980.

Personally appeared the above named

Charles J. DiPietro and

Beverly E. DiPietro

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Charles J. DiPietro and Beverly E. Di Pietro

GRANTOR'S NAME AND ADDRESS

Ramon A. Fauria and Vivian A. Fauria

6520 7th Street
Riverbank, Calif. 95367

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

Ramon A. Fauria and Vivian A. Fauria

6520 7th Street
Riverbank, Calif. 95367

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

Personally appeared

and
 who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half of said corporation by authority of its board of directors; and each of
 them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON, } ss.

County of

I certify that the within instru-
 ment was received for record on the
 day of 19

at o'clock M., and recorded
 in book On page or as
 file/reel number.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By

Recording Officer

Deputy

SUBJECT TO:

5343

Assessments if any, due to the City of Klamath Falls, for water use.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

Building setback line 25 feet from street as shown on dedicated plat.

Easement 16 feet along rear of lot as shown on dedicated plat.

Reservations contained in plat dedication, to wit:

"A 25 foot building set back line along the front of all lots and a 20 foot building set back line along side street lines; easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."

Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 21, 1970 in Volume M70, page 316, Microfilm Records of Klamath County, Oregon.

Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 11, 1978

Recorded: January 12, 1978

Volume: M78, page 756, Microfilm Records of Klamath County, Oregon

Amount: \$30,500.00

Grantor: Carolyn L. Rogers

Trustee: Transamerica Title Insurance Company

Beneficiary: First National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 21st day of March A. D. 19 80 at 10:43 o'clock A. M., and

duly recorded in Vol. M80, of Deeds on Page 5342

Wm D. MILNE, County Clerk

Fee \$7.00