

34750

WARRANTY DEED

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707

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 RICHARD T. HANNON and JEANNE M. HANNON, husband and wife, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 2, TRACT 1091, LYNNEWOOD, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Recitals set forth on the plat dedication.
2. 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 July 20, 1973 in Volume M73, page 9383, and amended by instruments recorded June 9, 1976 in Volume M76, page 8487, and instrument recorded September 13, 1977 in Volume M77, page 17035, Microfilm Records of Klamath County, Oregon.
3. Slope easement recorded in Volume M70, page 10120, Microfilm Records 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 set forth above and on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

and that 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 \$18,500.00. 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 93.030.)

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 7th day of June, 1979; 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)

CHARLES J. DiPIETRO  
BEVERLY E. DiPIETRO

STATE OF OREGON,

County of Klamath

June 7, 1979

ss.

Personally appeared the above named  
CHARLES J. DiPIETRO and BEVERLY E.  
DiPIETRO, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-7-80

STATE OF OREGON, County of

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

a corporation, 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 behalf 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. &amp; Mrs. Charles J. DiPietro

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. Richard T. Hannon

3512 Granada Way

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Richard T. Hannon  
3512 Granada Way  
K. Falls

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument 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.

Recording Officer

By Deputy

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-continued from the front side of this deed-

4. Sewer and water use charges, if any, due to the City of Klamath Falls.
5. An 8 foot public utility easement, created by instrument, including the terms and provisions thereof, recorded July 2, 1976 in Volume M76, page 10122, Microfilm Records of Klamath County, Oregon.
6. 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: August \_\_, 1976  
Recorded: September 9, 1976  
Volume: M76, page 14158, Microfilm Records of Klamath County, Oregon  
Grantor: Mildred V. Schwartz, a married woman, as her individual property  
Trustee: B. J. Matzen, City Attorney  
Beneficiary: City of Klamath Falls, a municipal corporation  
Amount: \$8,100.00

7. Real Estate Contract, including the terms and provisions thereof,  
Dated: January 27, 1979  
Recorded: January 25, 1979  
Volume: M79, page 2123, Microfilm Records of Klamath County, Oregon  
Vendor: James H. Schwartz  
Vendee: Charles J. DiPietro and Beverly E. DiPietro, as tenants in common

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 14th day of January A.D. 1981 at 3:27 o'clock P.M.

duly recorded in Vol. M81, of Deeds. on page 707.

By Bernetha Hulsch  
Fee \$7.00

EVLYN BIEHN, Clerk



STATE OF OREGON  
County of Klamath  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within instrument was duly recorded for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the day, in the \_\_\_\_\_ room of the \_\_\_\_\_ office of the County Clerk, and that the same is now a part of the public records of the County of Klamath, Oregon.  
Witness my hand and the seal of the County of Klamath, Oregon, at \_\_\_\_\_, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
County Clerk  
Deputy