FORM No. 716 WARRANTY DEED (Indjvidual or Corporate). (Grantees, as Tenants by Entirety). STEVENS-NESS LAW PUELISHING C 1-1-19ES 94751 94751 WARRANTY DEED_TEMANTS BY ENTIRETY VOL M8/ PCC9. OS VIUL bebroser . loeredt znoizivord bur zhol, 2/ 8/ PCC9. KNOW, ALL MEN-BY, THESE PRESENTS, That. b. James. 14. Schwartz hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles J. DiPietro and Beverly E. DiPietro , hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County ofKlamath, State of Oregon, described as follows, to-wit: 11 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 laffa4 County Clerk of Klamath County, Oregon. Subject, however, to the following: "Said plat is subject to $\pi_{11}(1,)_{0,M}$ Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof, $(2)^{11}$ All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as so stated on individual lot deed basis, (4) Building set back lines as set forth in the recorded restrictive covenants." Covenants, conditions and restrictions, but omitting restrictions, if based on race, color, religion or national origin, imposed by instru-continuation of this decrement. See reverse side of this deed.) 2 _any, (For To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the encotirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances...except_as_noted____ of record as of the date of this deed and 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 \$15,500.00 DHowever, the actual-consideration-consists of or includes other property or value given or promised which is the whole yconsideration - (indicate which). (The sentence between the symbols 0, 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 if a corporate grantor, it has caused its name to be signed and seal attixed by its officers, duly authorized thereto by order of its board of directors. HSel. Ch. James H. Schwartz (If executed by a corporation, affix corporate seal) STATE OF OREGON. STATE OF OREGON, County of..... County of _____Klamath January 3470, 19 79. Personally appearedandwho, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named James. H. Schwartz s president and that the latter is the G Taga picknowledged the foregoing instru-.....secretary of and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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: ment to be Als voluntary act and deed. (OFFICIAL SEAL) CF. Seal) CF. Seal) de Telle. Before me: (OFFICIAL SEAL), Notary Public for Oregon Notary Public for Oregon My commision expires . My Commission Expire My commission expires: STATE OF OREGON, SS. County of GRANTOR'S NAME AND ADDRESS certify that the within instrument was received for record on the o'clock.....M., and recorded GRANTEE'S NAME AND ADDRESS ACE RESERVED in book.....on page.....or as After recording return to: FOR file/reel number..... MYC RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address **Recording Officer** By.....Deputy NAME, ADDRESS, ZIP

West at a DED Instituted of Carpeters). (Scotlers of Senarts by Estinaty) JSC eos ment, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instruments recorded 1976 in Volume M76 page 8487 and instruments recorded Sentem 710 1976 in Volume M76, page 8487 and instrument recorded September June 9, 1970 in volume m/o, page ogo: and instrument recorded September 13, 1977 in Volume Mar73 page 17035 and Microfilm Records of Klamath County; Oregon with the blackneder Ordofile 2 vireved be "County : Oregon stilanered dire bas basicant 131 bn Slope easement Frecorded in Volume M70; page 10120, Microfilm Records of Klamath County; Oregon, bns showshowsh showshold alt disk of boomst law at 4. Sewer and water use charges, mif any, due to the City of Klamath Lot J. Moos 2. TRACT 1091, LYNNEWOOD, in the City of Klamath Falls. Falls according to the official plat thereof on file in the office of the County Cistk of Klamath County. Oregon County Cherthe of STATE OF OREGON, COUNTY OF KLAMATH; ss. off of isvowed to nwode an atnomes filed for Jecordiat request of Mountain Title Co. 100 al tal discher en contrainer de la contrainer d insuces and recorded restrictive covenants (2) Slope easements Cobashis (Chitichs and Cestrictions, but omitting set back lines, if (cobashis (Chitichs and Cestrictions, but omitting restrictions, if how have interfered by instru-bor continuation of this docume**00.72,997** reself state of this deed.) Ω

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And another hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor invitible - is discriminated in a state of the above granted promises free from all encombrances except hs noted is recorded and those apparent upon the land, toverol angleso ben arish ticht antiticu ind: bass

and the strain and forever delend the said premises and every part and parcel disreel against the lawful claims and comands of all parados whomsoever, except those claiming under the showe described encumbrances, The true and actual ransideration paid for this transfer stated in terms of doilars as \$15,500,00 - the data - consideration - consideration - solar - of the data - solar - solar - solar - of the solar - solar - solar - of the solar - s

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changes shall be implied to make the provisions hereof apply equally to compositions and to individuals // b/mess Whereof, the frantor has executed this instrument this 2/ day of. January if a corporate grantor, it has caused its name to be signed and seal affired by its officers, duly aprilouized thereto by

James H. Schwartz order of its board of directors.

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STATE OF OREGONA 28 (K1 ama th OT et trait Machine I. Gonnie of -

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STATE OF, OREGON.

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and that the seal plined to the locedoing instrument is the corporation, of static corporation and that said instrument was signed and reals in be-ball of said corporation by nutherity of its board of directors; and each al-them acknowledged said instrument to be its roundary act and deed. Before me

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County of Certify that the within instrument free received for record on the . 19 J day of alclock M., and recorded 36 on page or as Acad ni fild and munber Rfcord of Deads of said county. Witness my hand and seal of County alfixed.

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JAIDIARON

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where being duly sworn,

Recording Officer Deputy By