

12754

MTC 11326-L
WARRANTY DEED

Vol. 188 page 7596

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
Ronald Lynn Hahn and Catherine Louise Hahn, 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:

Lots 1 and 2, Block 66, LAKEVIEW ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Westerly 80 feet
thereof, TOGETHER WITH the Westerly 40 feet of vacated Harriman Street lying
adjacent to Lots 1 and 2.

(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 on the reverse 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 \$ 44,900.00
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 93.030.)

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 15th day of June, 1982;
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 15, 1982

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: 7/13/85

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Charles J and Beverly E. DiPietro
P.O. Box 1345

Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Ronald Lynn Hahn and Catherine Louise Hahn
736 Lytton Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. An easement in favor of California Pacific Utilities Company created by instrument, including the terms and provision thereof, dated June 19, 1972 in Book M73, page 7751, Microfilm Records of Klamath County, Oregon, 10 feet wide adjacent to the centerline of vacated alley.
3. Mortgage including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided thereon:

Dated: June 29, 1978

Recorded: June 30, 1978

Volume: M78, page 14111. Microfilm Records of Klamath County, Oregon.

Amount: \$38,520.00

Mortgagor: John F. Murillo and Joanne A. Murillo, Husband and Wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs.

Said Deed of Trust grantor agrees to assume and pay. RLA CLH

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 15 day of June A. D. 19 82 at 3:48 o'clock P. M., and
duly recorded in Vol. M82, of Deeds on Page 7596

Fee \$8.00

By Evelyn Biehn County Clerk