

KNOW ALL MEN BY THESE PRESENTS, That CLEM J. PINE and ANN J. PINE, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES DiPIETRO and BEVERLY DiPIETRO, 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:

SEE LEGAL DESCRIPTION AS IT APPEAR ON THE  
REVERSE OF THIS DEED.

# MOUNTAIN TITLE COMPANY INC.

(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 SHOWN ON THE REVERSE OF THIS DEED AND THOSE OF RECORD AND 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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of OCTOBER, 1984; 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

10/19, 1984

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 allixed 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:

STATE OF OREGON,

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

Clem J. Pine & Ann J. Pine

GRANTOR'S NAME AND ADDRESS

Charles DiPietro & Beverly DiPietro  
PO Box 1341  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEES

NAME, ADDRESS, ZIP

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

GRANTEES

NAME, ADDRESS, ZIP

## DESCRIPTION

18124

A portion of the N $\frac{1}{2}$ SW $\frac{1}{2}$  of Section 8, Township 40 South, Range 12 East of the willamette Meridian, being more particularly described as follows:

Beginning at the southwest corner of said N $\frac{1}{2}$ SW $\frac{1}{2}$ ; thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of said Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N $\frac{1}{2}$ SW $\frac{1}{2}$  a distance of 660 feet to the point of beginning.

Together with a non-exclusive easement 10' wide for the purpose of installing and maintaing a water pipeline, recorded in Volume M77, page 22383 and also in Volume M77, page 22385, Microfilm Records of Klamath County, Oregon.

Also together with a non-exclusive easement to use a strip of land 30' wide along the west side of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 8, as recorded in Volume M77, page 22379 and also in Volume M77, page 22381, Microfilm Records of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, due and payable.
2. Taxes for the fiscal year 1983-1984, have been reduced by reason of Veterans' Exemption.
3. Reservations and restrictions as contained in Patent from the United States of America to Joe Nork, recorded October 23, 1920 in Volume 54, page 306, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 24, 1979

Recorded: May 25, 1979

Volume: M79, page 12001, Microfilm Records of Klamath County, Oregon

Amount: \$16,183.00

Mortgagor: Clem J. Pine and Ann J. Pine, husband and wife

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

The Grantees as they appear on the reverse of this Deed agree to assume said Mortgage and to pay said Mortgage in full.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 22nd day of October A.D. 19 84  
at 10:38 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 18123

**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee 8.00