

43642

MTC #1470P WARRANTY DEED

Vol. 1289 Page 20051

KNOW ALL MEN BY THESE PRESENTS, That RICHARD WATSON CORYELL and LOIS RUTH CORYELL, each as to an undivided $\frac{1}{2}$ interest 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 appears 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 \$ 23,500.00. 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 28th day of November, 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

11/25, 1984 ss.

Personally appeared the above named Richard Watson Coryell and Lois Ruth Coryell

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

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 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:

RICHARD WATSON CORYELL & LOIS RUTH CORYELL

GRANTOR'S NAME AND ADDRESS

CHARLES & BEVERLY DIPIETRO
P. O. Box 1345
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

DESCRIPTION

20052

$S\frac{1}{2}$ of the $N\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 8 Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Southwest corner of said $N\frac{1}{2}SW\frac{1}{4}$; 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 $N\frac{1}{2}SW\frac{1}{4}$ a distance of 660 feet to the point of beginning.

Together with easements for roadway described as follows:

A strip of land 20 feet in width lying parallel with and immediately adjacent to the Easterly boundaries of Lot 17 and the East half of the Southeast quarter of Section 1 and the $NE\frac{1}{4}$ of $NE\frac{1}{4}$ and the Northerly 7 rods of the $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 12, Township 40 South, Range 11 East of the Willamette Meridian.

A strip of land, twenty feet in width lying parallel with and immediately adjacent to the Northerly boundaries of Lots 17 and 18 in Section 1, Township 40 South, Range 11 East of the Willamette Meridian, extending from the Easterly boundary of right of way of the Bonanza-Malin Highway to the Easterly boundary line of said Section 1 a distance of approximately 1696.

A 30 foot easement along the North boundary of the $S\frac{1}{2}$ of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. 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.

3. An easement created by instrument, including the terms and provisions thereof, Dated: November 11, 1977

Recorded: November 17, 1977

Volume: M77, page 22381, Microfilm Records of Klamath County, Oregon

In favor of: Clem J. Pine and Ann J. Pine, husband and wife

For: Road purposes

Affects: Westerly 30 feet

4. An easement created by instrument, including the terms and provisions thereof, Dated: November 11, 1977

Recorded: November 17, 1977

Volume: M77, page 22383, Microfilm Records of Klamath County, Oregon

In favor of: Clem J. Pine and Ann J. Pine, husband and wife

For: Water pipe line

5. An easement created by instrument, including the terms and provisions thereof, Dated: November 11, 1977

Recorded: November 17, 1977

Volume: M77, page 22385, Microfilm Records of Klamath County, Oregon

In favor of: Clem J. Pine and Ann J. Pine, husband and wife

For: Water pipe line

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:ss

I hereby certify that the within instrument was received and filed for record on the 28th day of November A.D., 1984 at 4:23 o'clock P M, and duly recorded in Vol. M84, of Deeds on page 20051.

EVELYN BIEHN, COUNTY CLERK

by: *[Signature]*, Deputy

Fee: \$ 9.00