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WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That CHARLES DIPLETRO Pa BEVERLY Di

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD M. EDWARDS 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 b

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MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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, 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 \$109,000.00 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 (), it not applicable, should be detered. See ORS 95.000.) 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.

if a corporate grantor, it has caused its name to be signed and seal alliged by its officers, duly authorized thereto by

cuted by a corporation DiPietro es unurl Beverly Diffietro STATE OF OREGON, STATE OF OREGON, County of County of Klamath 9/12 19Fh Personally appeared Personally appeared the above namedwho, being duly sworn, each for himself and not one for the other, did say that the former is the Charles DiPietro & president and that the latter is the Beverly DiPietro secretary of SPE and 'acknowledged the foregoing instruand that the seal affired to the foregoing instrument is the corporation, 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. the voluntary act and deed. Rotary Ethio for Oregon (OFFICIAL SEAL) Notary Public for Oregon My commission expires: 8/16/68 My commission expires: 105 Charles & Beverly DiPietro STATE OF OREGON. GRANTOR'S NAME AND ADDRESS 33. County of RONALD M. & RUTH EDWARDS L certify that the within instrureceived for record on the waydav of , 19..... TEE'S NAME AND ding roturn to: at. clock M., and recorded CE RESERVED 1.1.1.1.1.1.1.1.1 in book FOR GRANTEE on page..... or as 10mr file/reel number RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, 70 County affiked. nted all tax GRANTEE **Recording Officer**

MOUNTAIN THITE COMPANY

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NAME, ADDRESS, ZIP

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Deputy

DESCRIPTION



PARCEL 1

St of the Nz of the SW4 of Section 8 Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

EXCEPTING THEREFROM: Beginning at the Southwest corner of said N_2SW_4 ; thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of 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 N₂SW₄ a distance of 660 feet to the point of beginning.

A portion of the Na SWa 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 N2SW4, thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South West 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 N₂SW₃ a distance of 660 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS OF RECORD:

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 NEt the East hair of the Southeast quarter of Section 1 and the NET of NET and the Northerly 7 rods of the SET of the NET 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

A 30 foot easement along the North boundary of the S_2^1 of Section 7, Township 40 South, Range 12 East of the Willamette Meridain, in the County of Klamath, State of Oregon.

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

Also a non-exclusive easement to use a strip of land 30! wide along the west side of the N_2^1 of the SW_2^1 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 1986-1987, a lien, not yet due and payable.

2. 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; in addition thereto a penalty may be levied if notice of disgualification is not timely

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

(CONTINUED)

4. An easement created by instrument, including the terms and provisions thereof, 16592 Dated: November 11, 1977 Volume: M77, page 22379, Microfilm Records of Klamath County, Oregon Recorded: November 17, 1977 In favor of: Clem J. Fine and Ann J. Fine, husband and wife For: Road purposes Affects: Parcel 1 2033 An easement created by instrument, including the terms and provisions thereof, 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 of Parcel 1 6. 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 是 法 确认 For: Water pipe lines Affects: Parcel 1 7. An easement created by instrument, including the terms and provisions thereof, Dated: November 11, 1977 Volume: M77, page 22385, Microfilm Records of Klamath County, Oregon In favor of: Clem J. Pine and Ann J. Pine, husband and wife Recorded: November 17, 1977 For: Water pipe line Affects: Parcel 1 8. 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 Volume: M79, page 12001, Microfilm Records of Klamath County, Oregon Recorded: May 25, 1979 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 Assumption Agreement, including the terms and provisions thereof, Dated: October 8, 1984 Recorded: October 22, 1984 Volume: M84, page 18121, Microfilm Records of Klamath County, Oregon Vendee: Charles DiPietro and Beverly DiPietro, husband and wife Vendor: The State of Oregon, by and through the Director of Veterans' Affairs (AFFECTS PARCEL 2) The Grantees appearing on this Deed agree to assume said Mortgage and to pay said Mortgage in full. 9. 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: October 19, 1984 Volume: M84, page 18125, Microfilm Records of Klamath County, Oregon Recorded: October 22, 1984 Grantor: Charles DiPietro and Beverly DiPietro, husband and wife Trustee: Mountain Title Company, Inc. Beneficiary: Clem J. Pine and Ann J. Pine, husband and wife The Grantees appearing on this Deed agree to assume said Trust Deed and to pay said Trust Deed in full and further agree to hold sellers harmless therefrom (Affects Parcel 2) 10. 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: November 20, 1984 Recorded: November 28, 1984 Volume: M84, page 20053, Microfilm Records of Klamath County, Oregon Grantor: Charles DiPietro and Beverly DiPietro, husband and wife Trustee: Mountain Title Co. Inc. Beneficiary: Richard Watson Coryell and Lois Ruth Coryell, each as to an undivided 1/2 interest, as tenants in common (AFFECTS PARCEL 1) The grantees appearing on this Deed agree to assume said Trust Deed and to pay said Trust Deed in full and further agree to hold sellers harmless therefrom

h. An equencial argented by instrument, including the terms and provisions thereof Tecorial: Movament 17, 1977 Volume Movament, 10, 1977 Volume Movament (1, 1977) The LL reduevor ibetal Annon donamente o contonon mentente a la contone de la contra de la co

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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