65944 WARRANTY DEED MTC-16479-P Vol. M86 Page 16590

KNOW ALL MEN BY THESE PRESENTS, That husband and wife CHARLES DiPIETRO and BEVERLY DiPIETRO, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* and RUTH EDWARDS, husband and wife 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 belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

'86 SEP 15 PM 12

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

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, *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 $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 symbol ⊙, 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 12th *day of* September, 19 86; *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 DiPietro

Beverly DiPietro

STATE OF OREGON, County of Klamath } ss.
9/12, 1986

Personally appeared the above named Charles DiPietro & Beverly DiPietro *and acknowledged the foregoing instrument to be their voluntary act and deed.*

Before me: Donald Spence

Notary Public for Oregon
My commission expires: 8/16/88

(OFFICIAL SEAL)

NOTARY PUBLIC STATE OF OREGON

STATE OF OREGON, County of) ss.
, 19

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 , 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Charles & Beverly DiPietro

GRANTOR'S NAME AND ADDRESS

RONALD M. & RUTH EDWARDS

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE c/o MTC

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

16591

PARCEL 1

S½ of the N½ of the SW¼ 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 N½SW¼; 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 N½SW¼ a distance of 660 feet to the point of beginning.

PARCEL 2

A portion of the N½ SW¼ 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 N½SW¼, 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 N½SW¼ 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 NE¼ of NE¼ and the Northerly 7 rods of the SE¼ of the NE¼ 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 S½ of Section 7, Township 40 South, Range 12 East of the Willamette Meridain, in the County of Klamath, State of Oregon. (Affects Parcel 1)

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 N½ of the SW¼ of Section 8, as recorded in Volume M77, page 22379 and also in Volume M77, page 22381, Microfilm Records of Klamath County, Oregon. (Affects Parcel 2)

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 disqualification is not timely given. (Affects Parcel 1)

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.

(CONTINUED)

4. An easement created by instrument, including the terms and provisions thereof,
Dated: November 11, 1977
Recorded: November 17, 1977
Volume: M77, page 22379, Microfilm Records of Klamath County, Oregon
In favor of: Clem J. Pine and Ann J. Pine, husband and wife
For: Road purposes
Affects: Parcel 1

5. 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 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
For: Water pipe lines
Affects: Parcel 1

7. 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
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
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

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
Recorded: October 22, 1984
Volume: M84, page 18125, Microfilm Records of Klamath County, Oregon
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
(Affects Parcel 2)
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.

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
Amount: $18,500.00
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 ½ 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

16593

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of September A.D., 19 86 at 12:08 o'clock P M., and duly recorded in Vol. M86, of Deeds on Page 16590 the 15th day

FEE $22.00

Evelyn Biehn, County Clerk
By Pam Smith