

KNOW ALL MEN BY THESE PRESENTS, That

JAMES A. HAMILTON and MARILYN S. HAMILTON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES J. DI PIETRO and BEVERLY E. DI PIETRO, 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, the 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 102,500.00

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 8th day of June, 19 92; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
June 8, 19 92

*James A. Hamilton*  
JAMES A. HAMILTON  
*Marilyn S. Hamilton*  
MARILYN S. HAMILTON

Personally appeared the above named \_\_\_\_\_  
JAMES A. HAMILTON  
MARILYN S. HAMILTON

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

Before me: Christa L. Kedd  
Notary Public for Oregon  
My commission expires: 11/16/95

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, \_\_\_\_\_ president, and by \_\_\_\_\_ secretary of \_\_\_\_\_.



a \_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

~~JAMES A. HAMILTON and MARILYN S. HAMILTON~~

~~KLAMATH FALLS, OR~~

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS  
CHARLES J. DI PIETRO and BEVERLY E. DI PIETRO

1436 SARGEANT AVE.

~~KLAMATH FALLS, OR 97601~~

SPACE RESERVED

0 FOR  
RECORDER'S USE

Also recording results of  
CHARLES J. DI PIETRO and BEVERLY E. DI PIETRO

1436 SARGEANT AVE.

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

CHARLES J. DI PIETRO and BEVERLY E. DI PIETRO

1436 SARGEANT AVE

KLAMATH FALLS, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON, 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.

By \_\_\_\_\_ Recording Officer  
Deputy

A parcel of land situated in Lot 5, Block 39, ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5 of said Block 39, thence from said point of beginning South 50 degrees 50' East along the Southwesterly line of said Lot 5, 112.25 feet to a point; thence North 39 degrees 05' East parallel to the Southeasterly line of said Lot 5, 25.09 feet to the center of an existing building wall, thence North 50 degrees 55' West parallel to the Southwesterly line of said Lot 5 and along the center of said building wall 112.25 feet to a point on the Northwesterly line of said Lot 5, thence South 39 degrees 05' West along the Northwesterly line of said Lot 5, 25.09 feet to the point of beginning.

TOGETHER WITH an easement 3.00 feet in width for purposes of ingress and egress and maintenance purposes more particularly described as follows:

Beginning at a point on the Southwesterly line of said Lot 5, from which the most Westerly corner of Lot 5 bears North 50 degrees 55' West 112.25 feet, thence from said point of beginning North 39 degrees 05' East parallel to the southeasterly line of said Lot 5, 25.09 feet, thence South 50 degrees 55' East parallel to the Southwesterly line of said Lot 5, 3.00 feet, thence South 39 degrees 05' West parallel to the Southeasterly line of said Lot 5, 25.09 feet to the Southwesterly line of said Lot 5, thence North 50 degrees 55' West along the Southwesterly line of said Lot 5, 3.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day of June A.D., 19 92 at 11:25 o'clock AM., and duly recorded in Vol. M92 of Deeds on Page 12510.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline J. Neilsen