

18778

## WARRANTY DEED

Vol. m96 Page 15389

MTC37953KR

CHARLES J. DI PIETRO and BEVERLY E. DI PIETRO, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
STUART WOOLLEY and MELINDA WOOLLEY, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: ~~1368 S. CANYON DRIVE, REDMOND, OR 97756~~ P.O. Box 1720,  
Klamath Falls, OR 97601

Dated this 28th day of May, 1996

Charles J. Di Pietro  
CHARLES J. DI PIETRO

Beverly E. Di Pietro  
BEVERLY E. DI PIETRO

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 28 1996

COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

CHARLES J. DI PIETRO & BEVERLY E. DI PIETRO

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT37953-KR

Return to:

STUART WOOLLEY

~~1368 S. CANYON DRIVE~~ P.O. Box 1720  
~~REDMOND, OR 97756~~ Klamath Falls, OR 97601

96 MAY 28 P3:53

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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 AmeriTitle the 28th day  
of May A.D., 19 96 at 3:53 o'clock PM., and duly recorded in Vol. M96,  
of Deeds on Page 15389.

FEE \$35.00

By Bernetha G. Letsch, County Clerk