

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DIGATI and JOAN R. DIGATI, husband and wife, and CHARLES K. GATES and CAROL A. GATES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEO J. BOCCHI and MARGIE BOCCHI, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 36, MOUNTAIN VIEW ADDITION, Klamath County, Oregon.

SUBJECT TO: Klamath Falls Sewer Improvement No. 27; Klamath Falls Sewer Improvement No. 33; Klamath Falls Sewer Improvement No. 146; and Klamath Falls Street Improvement No. 189, all of which Grantees assume and agree to pay.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated and contracts, liens, assessments, rules, and regulations for irrigation, drainage and sewerage, and reservations, restrictions, easements, and rights of way of record, and those apparent on the land, and that grantor will warrant and forever defend the above granted 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 \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~not stated~~ consideration (indicate which) ^{in the whole}.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 21st day of March, 1969, if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. March 21, 1969.

Personally appeared the above named CHARLES DIGATI, JOAN R. DIGATI and CHARLES K. GATES, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 11-22-69.

STATE OF OREGON, County of Klamath, ss. 1969.

Personally appeared who, being duly sworn, 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:

NOTE-The sentence between the symbols $\circ$ if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS SPACE, RESERVED FOR LABEL IN COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO:

Ramirez-Hart
514 Walnut
City

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of March, 1969, at 11:33 o'clock A.M., and recorded in book 1169 on page 2149.

Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Donald James* Deputy

Fee \$1.50