

A-19476

WARRANTY DEED

30654

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This Indenture Witnesseth, THAT JOHN F. GLUBRECHT and LEAH B. GLUBRECHT,

husband and wife, hereinafter known as grantor for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto PHIL DIGATI,

his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lots 4, 5, 6, 7, 8, 9, 10, 14 and 15, Block 1, and Lots 1, 5, 6, 7, 8, 9, Block 2 FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the records of Klamath County, Oregon, LESS AND EXCEPTING that portion of Lot 15, Block 1, deeded to the City of Klamath Falls, Oregon in Microfilm Records M-66 on page 9333, September 20, 1966, Records of Klamath County, Oregon.

Subject to: Reservations and restrictions in deed recorded March 25, 1932, in Deed Volume 97 at page 177, Records of Klamath County, Oregon, (affects Lots 5 through 9 in Block 1); Grant of Right of Way recorded September 12, 1955, in Deed Volume 277 at page 300, Records of Klamath County, Oregon, (affects Lot 1 in Block 2); Reservations and restrictions in the dedication of First Addition to Loma Linda Heights; Declaration of Conditions and Restrictions recorded August 17, 1964, in Deed Volume 355 at page 361, Records of Klamath County, Oregon; Underground Electric Service Agreement recorded January 3, 1967, Microfilm Records M-67 on page 38, Records of Klamath County, Oregon, (affects Lots 10, 14, and 15 of Block 1); Amendment of Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded January 15, 1968, Records of Klamath County, Oregon; 198th Improvement Lien in Bond Lien Docket of the City of Klamath Falls, Oregon, docketed December 1, 1966, which said Improvement Lien grantee hereby assumes and agrees to pay.

The true and actual consideration for this transfer is \$28,000.00

The foregoing recitation of consideration is true as I verily believe.  
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 14th day of February, 1969.

(SEAL)

John F. Glubrecht

(SEAL)

(SEAL)

Leah B. Glubrecht

(SEAL)

STATE OF OREGON, County of Klamath ss. February 17, 1969

Personally appeared the above named John F. Glubrecht and Leah B. Glubrecht, husband and wife,

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

Before me:

Carolyn De Vore

Notary Public for Oregon.

My commission expires Jan 9, 1975

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14th day of APRIL 1969, at 3:57 o'clock P.M., and recorded in book M-69 on page 2467 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Charles F. Bowman County Clerk-Recorder.

FEE \$ 1.50

Deputy

Return to  
Phil Digati  
223 Sixth Street Apt. 206  
Klamath Falls, Oregon  
97601

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