

WARRANTY DEED

45677

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This Indenture Witnesseth, THAT CHARLES DIGATI and JOAN R. DIGATI, husband and

wife, hereinafter known as grantors 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 7, 8, 9 and 10, Block 1, all in FIRST ADDITION TO LOMA LINDA HEIGHTS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: 1970-71 real property taxes which are now a lien but not yet payable; contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this transfer is \$ ~~No Consideration~~

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 9th day of September, 1970.

(SEAL) *Charles Digati* (SEAL)  
(SEAL) *Joan R. Digati* (SEAL)

STATE OF OREGON, County of Klamath ss. September 15, 1970.  
Personally appeared the above named Charles Digati and Joan R. Digati, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Before me:  
*Carolyn E. Vorse*  
Notary Public for Oregon.  
My commission expires Jan 9, 1973

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of October, 1970, at 11:43 o'clock A.M., and recorded in book M70 on page 9147. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne  
County Clerk-Recorder.

By *Cynthia B. Breece* Deputy  
Fee \$1.50

Return  
*Phil Digati*  
604 No. 7th  
Klamath Falls, Oregon  
97601

SEP 12 3 11 PM 1970

