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Vol. 72 Page 2288

WARRANTY DEED

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors, conveys to CHARLES DIGATI and JOAN DIGATI, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

Lot 10, Block 5, FOURTH ADDITION TO SUNSET VILLAGE in Klamath County, Oregon

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the plat of Fourth Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded June 7, 1971, in M-71 at page 5502.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land; rules, regulations, liens, and assessments of water-use and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$3,200.00.

The foregoing recital of consideration is true as I verily believe.

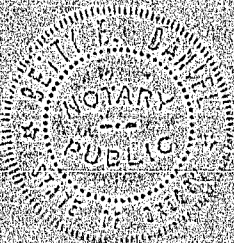
Dated this 2nd day of March, 1972.

Joe L. Keller
Rosie A. Keller

STATE OF OREGON
COUNTY OF KLAMATH

March 2, 1972

Personally appeared the above named Joe L. Keller and Rosie A. Keller, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Betty E. Daniel
Notary Public for the State of Oregon
My Commission expires: 3-7-75

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 2nd day of March A. D. 19 72 at 3:24 o'clock PM, and duly recorded in
Vol. M 72 of DEEDS on Page 2288

Fee \$2 .00

WM. D. MILNE, County Clerk

By *Wm. D. Milne*