

WARRANTY DEED

28-2365 and Joan Digati, his wife
CHARLES DIGATI, hereinafter called grantor, conveys to ELMER

V. COWGER and GLADYS S. COWGER, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lot 11 in Block 5 of Tract 1022 known as FOURTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon

and covenant 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 users and sanitation districts; OMITTING those restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded June 7, 1971 in Book M-71 at page 5502, Microfilm Records; and OMITTING restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat thereof of Fourth Addition to Sunset Village; and will warrant and defend the same against any persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty Five Thousand Seven Hundred and NO/100ths (\$25,700.00) DOLLARS.

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

Dated this 23 day of March, 1972.

STATE OF OREGON)
County of Klamath) ss.

MARCH 23, 1972.

and Joan Digati
Personally appeared the above named CHARLES DIGATI, and acknowledged the foregoing instrument to be his voluntary act. Before me:

LINDA L. PENNEY
Notary Public for Oregon
My commission expires 1-20-76

Linda L. Penney
Notary Public for Oregon
My Commission expires: 1-20-76

WM. P. BRANDSNESS
ATTORNEY AT LAW
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 27th day of March 72 at 3:41 o'clock P.M., and duly recorded in
Vol. M 72 of Deeds on Page 3215

WM. D. MILNE, County Clerk

By: [Signature]

MAR 27 3 41 PM 1972

Fee \$2.00