

14941

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DIGATI and JOAN RUTH DIGATI

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELMER A. BROWN and INEZ J. BROWN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 18 in Block 5 of THIRD ADDITION to MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; less the Westerly 10 feet thereof.

SUBJECT TO:

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

An easement created by instrument, including the terms and provisions thereof, dated June 1, 1956, recorded June 8, 1956 in Volume 284, page 22, Deed Records of Klamath County, Oregon, in favor of California-Oregon Power Company for electric transmission line over the SW 1/4 SE 1/4, SE 1/4 SW 1/4 of Section 36 and other property; as evidenced by deed recorded April 2, 1975 in Volume M75, page 3554, Microfilm Records of Klamath County, Oregon.

(Continued on reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and 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 sewage, 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 said 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 \$33,450.00

~~Howsoever the same may be hereafter conveyed or otherwise disposed of, the same shall be deemed to be conveyed or disposed of as aforesaid.~~

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

In Witness Whereof, the grantor has executed this instrument this 9th day of June, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
June 9th, 1976.

Personally appeared the above named
Charles Digati and Joan Ruth Digati

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____, a corporation,

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:

(OFFICIAL SEAL)

Charles and JOAN Digati
1880 Terrace
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Elmer and Inez Brown
3037 Kane Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

Should a change be requested all tax statements shall be sent to the following address.

SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

3. An easement created by instrument, including the terms and provisions thereof, dated November 1, 1974, recorded November 21, 1974 in Volume M74, page 14990, Microfilm Records of Klamath County, Oregon, in favor of S. O. Cable Co., for broadcasting purposes; as evidenced by deed recorded April 2, 1975 in Volume M75, page 3554, Microfilm Records of Klamath County, Oregon.
4. An easement, created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Volume 128, page 267, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for poles and electric lines. (Blanket easement)
5. An easement created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 5, 1967 in Volume M67, page 4178, Microfilm Records of Klamath County, Oregon, in favor of the California Pacific Utilities Company for pipe lines. (No location given)
6. Easements covering water mains running to well site described in Deed Book 285 at page 257, Records of Klamath County, Oregon, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.
7. A 20 foot building setback line as shown on dedicated plat.
8. An 8 foot utilities easement along the rear of lot, as shown on dedicated plat.
9. Restrictions and easements contained in plat dedication, to wit: "Said plat subject to: A building setback line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

THIS 14th day of June A. D. 1976 at 10:20 o'clock AM

July recorded in Vol. M 76, of DEEDS on Page 8743

FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Drazie