

KNOW ALL MEN BY THESE PRESENTS, That DIGATI CONSTRUCTION CO., INC., an Oregon corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE D. MORGAN and NANCY D. MORGAN, husband and wife, 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 8 in Block 11 of TRACT NO. 1105, FOURTH ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land. 2. Taxes for 1976-1977 are now a lien but not yet payable. 3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder. 4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. 5. Rules, regulations and assessments of South Suburban Sanitary District. 6. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1105, Fourth Addition to Cypress Villa. 7. Discrepancies, conflicts in boundary

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 hereinabove stated

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 \$48,500.00

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 2nd day of September, 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

ss.

, 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

ss.

September 2, 1976

Personally appeared CHARLES DIGATI

and

JOAN DIGATI

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 DIGATI

CONSTRUCTION CO., INC.,

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:

2-28-77

(OFFICIAL SEAL)

DIGATI CONSTRUCTION CO., INC.
an Oregon corporation,

GRANTOR'S NAME AND ADDRESS

GEORGE D. MORGAN and NANCY D. MORGAN, husband and wife.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center
P. O. Box 1060
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

United States National Bank of Oregon
c/o Realty Tax Service, 321 S. W. Fourth Ave.
Portland, Oregon 97204

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

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

13777

lines, shortage in area, encroachments or any other facts which a correct survey would disclose. 8. Parties in possession, or claiming to be in possession, other than the vestees shown herein. 9. Statutory liens for labor or materials or any rights thereto, where no notice of such liens or rights appears of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
this 2nd day of SEPTEMBER A. D. 1976 at 3:38 o'clock PM and
duly recorded in Vol. 14-76, of DEEDS on Pg. 13776
FEE \$ 6.00
Wm D. MILNE County Clerk
By *Heazel Shagin*