

L# 0341219 TA 38-12592

FORM No. 633—WARRANTY DEED (Individual or Corporate)

MAYERS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

30386

WARRANTY DEED

Vol. 77 Page 9538

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 DENNIS L. McCLURE, OLGA McCLURE, 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 2 in Block 16 of Tract No. 1112,  
EIGHTH ADDITION TO SUNSET VILLAGE,  
Klamath County, Oregon.

SUBJECT TO: (1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.  
(2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.  
(3) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on recorded plat of Tract No. 1112, 8th Add. to Sunset.  
(4) Covenants, easements and restrictions recorded March 25, 1975, M75, 3318.  
(5) Easement created by instrument recorded December 1, 1975, M75, page 15098 and rerecorded January 15, 1976, M76, page 733, in favor of Pacific Power & Light Company for underground electrical circuit.

(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 reservations, restrictions, 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 \$56,400.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) if not applicable, should be deleted. (See ORS 93-030)

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 27 day of May, 1977; 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 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.

May 27, 1977

Personally appeared Charles Digati, Pres. and Joan R. Digati, Sec. Treas.

who, being duly sworn, each for himself and not one for the other, did say that the former is the Charles Digati president and that the latter is the Joan R. Digati 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: 3-21-81

Digati Construction Co., Inc.

1880 Terrace Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

D.L. McClure, O.A. McClure &amp; C. Digati

3845 LaMarada

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barnhisel &amp; Ganong, Realtors

323 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. Dennis L. McClure

3845 LaMarada

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 1st day of June, 1977, at 3:38 o'clock P.M., and recorded in book M77 on page 9538 or as file/reel number 30386.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By \_\_\_\_\_ Recording Officer  
Deputy

FEE \$ 3.00