

37348

WARRANTY DEED

Vol. 77 Page 19678

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

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 WYLIE LAWRENCE SHRUM and EMMA JEAN SHRUM, 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 11, Block 13, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rules, regulations and statutory powers, of South Suburban Sanitary District and Enterprise Irrigation District.
3. Reservations, restrictions and easements as contained in plat dedication.
4. Covenants, conditions and restrictions, recorded March 25, 1975 in Volume M75, page 15098, Microfilm Records of Klamath County, Oregon.

(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

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 \$ 57,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 day of October, 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)

Charles Digati

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
October 12, 1977

Personally appeared Charles Digati

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 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:
Shasta A. Williams
Notary Public for Oregon
My commission expires: 3-21-81

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 11th day of OCTOBER, 1977, at 2:07 o'clock p.m., and recorded in book M77 on page 19678 or as file/reel number 37348, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Bernetha S. Helich Deputy Recording Officer

FEE \$ 3.00

Digati Construction Co., Inc.
1800 Terrace
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

Wylie & Emma Shrum
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KIAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KIAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP