

39976
KNOW ALL MEN BY THESE PRESENTS, That DIGATI CONSTRUCTION COMPANY, INC., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT DANIEL O'NEILL and CANDACE LOUISE O'NEILL, 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 13, Tract 1112, 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. Regulations of Enterprise Irrigation District.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Sunset Village Lighting District.
4. A 25 foot building setback line from street as shown on dedicated plat.
5. An 8 foot public utilities easement over rear of lot as shown on dedicated plat.
6. Reservations and easements as contained in plat dedication.
7. Covenants, conditions and restrictions, recorded March 25, 1975 in Volume M75, page 3318, 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 except those as set forth above and those apparent upon the land

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 \$58,500.00.
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 5 day of December, 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.

Charles Digati

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 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.
December 5, 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 COMPANY, 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:

W. D. Milne
Notary Public for Oregon
My commission expires: 2-3-79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank
P.O. Box 1936
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Robert H. O'Neill
3826 La Marada Way
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 5th day of DECEMBER, 1977, at 3:42 o'clock P.M., and recorded in book M77 on page 23558 or as file/reel number 39976.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Bernetha J. Hatch* Recording Officer
Deputy

FEE \$ 3.00