

KNOW ALL MEN BY THESE PRESENTS, That Digati Construction Co.

hereinafter called the grantor, for the consideration hereinafter recited, to grantor paid by George Nicka and Beverly Nicka, hereinafter called the grantees, due hereby from, bargain, sell and convey with the said grantees and grantee's heirs, successors and assigns, that certain real property, with its appurtenances, hereditaments and appurtenances thereto belonging to or pertaining, situated in its County of Klamath and State of Oregon, described as follows, to-wit: Lot 15, Block 8, First Addition to George Villa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- SUBJECT TO: 1. The provisions herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Taxes for the fiscal year 1973-1974, a lien but not yet due and payable.
3. The provisions herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. A 20 foot building setback from street as shown on annexed plat.
5. Easements as contained in plat dedication
6. A 10 foot utility easement over rear of lot as shown on dedicated plat.

IN WITNESS WHEREOF, the grantor has caused this instrument to be signed and sealed by its officers duly authorized thereto by order of its board of directors.

To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees and grantee's heirs, successors and assigns, that grantor is lawfully vested in the above described premises, free from all encumbrances except as stated above or there apparent upon the land, at any, as of the date of this deed.

and that grantor will and lawfully defend the said grantees and every part and parcel thereof against the lawful claims and demands of all persons claiming under or through the grantor or the grantor's heirs, successors and assigns.

The true and lawful consideration paid for the premises above described in terms of dollars, is \$ 62,500.00

Whereas the grantor, consideration herein set or provided herein, or value given or promised which is the whole consideration (and there is no other consideration) should be deleted. See ORS 93.036.)

In continuing this deed and when the power of parties, this deed includes the plural and all grammatical changes shall be made to make the instrument lawfully equally to corporations and to individuals.

In Witness Whereof, the grantor has caused this instrument to be signed and sealed by its officers duly authorized thereto by order of its board of directors, this 11 day of August, 1973.

Charles Digati
Digati Construction Co.

Witness my hand and seal this 11th day of August, 1973.

STATE OF OREGON, County of Klamath

STATE OF OREGON, County of Klamath August 6, 1973

Personally appeared Charles Digati

Personally appeared the above named

who, being duly sworn, each for himself and one for the other, did say that the foregoing is the true and correct copy of the original instrument and that the same is the true and correct copy of the original instrument.

and acknowledged the foregoing instrument to be his own and deed.

and that the said officer to the foregoing instrument to the corporate seal and to said corporation and that said instrument was signed and sealed in his presence and in the presence of the board of directors of the said corporation and that said instrument was acknowledged by authority of the board of directors of the said corporation.

Notary Public for Oregon My commission expires

Notary Public for Oregon My commission expires July 13, 1981

George Nicka and Beverly Nicka
666 1st St. NW
Yreka, Calif. 96091
Klamath Falls, Oregon 97601
George Nicka and Beverly Nicka
666 1st St. NW
Yreka, Calif. 96091
Klamath Falls, Oregon 97601
George Nicka and Beverly Nicka
666 1st St. NW
Yreka, Calif. 96091
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 7th day of August, 1973, at 1:50 o'clock P. M., and recorded in book 173 on page 17272 or as file/ser number 52974
Record of Deeds of said county.
Witness my hand and seal of County official.

Recording Officer
Deputy