

56745

## WARRANTY DEED

Vol. <sup>m</sup> 78 Page 23088

JOE L. KELLER and ROSIE A. KELLER, husband and wife, hereinafter called grantors conveys to CHARLES DIGATI CONSTRUCTION COMPANY, INC., an Oregon Corporation all that real property situated in Klamath County, State of Oregon, described as:

Lot 4, Block 15, SEVENTH ADDITION to SUNSET VILLAGE in Klamath County, Oregon

SUBJECT TO: Conditions and restrictions, set back line and utility easements as shown on the plat of Seventh Addition to Sunset Village.

SUBJECT TO: Conditions and restrictions imposed by Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded November 27, 1974, in M-74 at page 15217.

and covenants that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights-of-way of record and those apparent upon the land; rules, regulations, liens, and assessments of water-use and sanitation districts, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$7,500.00.

The foregoing recital of consideration is true as I verily believe.

Dated this 9 day of October, 1978.

STATE OF OREGON  
COUNTY OF KLAMATH

October 9, 1978

Personally appeared the above named Joe L. Keller and Rosie A. Keller, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary Public for the State of Oregon  
My Commission expires: 2-3-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Charles Digati Const. Co.  
this 16th day of October A.D. 1978 at 2:06 o'clock PM., and

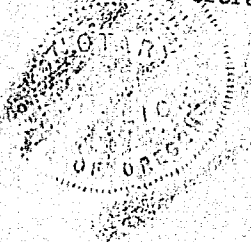
truly recorded in Vol. M78, of Deeds

in Page 23088

Fee \$3.00

By [Signature]  
Notary Public, County Clerk

79 OCT 13 PM 2 06



Ret.  
Charles Digati  
1880 Terrace  
Tracy City  
Same