

1-1-74

57933

WARRANTY DEED

Vol. 79 Page 24963

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DIGATI CONSTRUCTION COMPANY, INC.,  
an Oregon corporation.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert A. Howard, 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 15 in Block 17, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Sunset Village Lighting District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Enterprise Irrigation District.
4. A 38 foot utility and drainage easement over the rear of lot as shown on dedicated plat.
5. Reservations as contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, \*\*\*

(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

\*\*\* based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M78, page 1523 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 \$ 57,500.00

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 10 day of NOVEMBER, 1978; 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.

STATE OF OREGON, County of KLAMATH ) ss.

NOVEMBER 10, 1978

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 CHARLES DIGATI president and that the latter is the secretary of \_\_\_\_\_

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Before me:

*Donald Bert Hamilton*  
Notary Public for Oregon

My commission expires: 3/20/81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
590 Main  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 6th day of November, 1978, at 11:49 o'clock A. M., and recorded in book M78 on page 24963 or as file/reel number 57933, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne

Recording Officer

By *Bernetha Smith* Deputy

Fee \$3.00