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Vol. <sup>m</sup> 79 Page 28763

T/A 38-20511-M

WARRANTY DEED (CORPORATION)

CHARLES DIGATI CONSTRUCTION COMPANY, INC.,

an Oregon

(State of incorporation)

ELMOND N. SEWELL and THELMA R. SEWELL, Husband and Wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

as shown on attached exhibit "A"

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 \$ 73,500.00

\*\*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this  
13th day of December, 19 79  
 (Corporate Seal)

By Charles Digati President

By \_\_\_\_\_ Secretary

STATE OF OREGON, County of Klamath ) ss.December 13, 19 79.

Personally appeared Charles Digati who, being duly sworn,  
 did say that he is the President of  
Charles Digati Construction Company, Inc. 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 he acknowledged said  
 instrument to be its voluntary act and deed.

Official Seal

Before me:

Darlene J. Addington  
Notary Public for OregonMy commission expires: 3-22-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
 on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_

Deputy

After Recording Return to:

Mr & Mrs Elmond N. Sewell  
 6312 HARIAN DRIVE  
 KLAMATH FALLS, OREGON 97601  
 TAXES: Dept. of VETERANS' AFFAIRS  
 1225 PARK ST. S.E.  
 SALEM, OREGON 97310

Form No. 0-962  
(Previous Form No. TA 17)

## EXHIBIT "A"

Lot 25, Block 3, TRACT NO. 1127, NINTH ADDITION TO SUNSET VILLAGE, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded January 25, 1978 in Book M-78 at Page 1523.

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of 9th Addition to Sunset Village.

4. This property lies within and is subject to the levies and assessments of Sunset Village Lighting District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of December A. D. 19 79 at 1:24 clock A. M., or

fully recorded in Vol. M79, of Deeds on Page 28763

Wm D. MILNE, County Clerk

By Bernetha Whitech

Fee \$7.00