

FRONTIER

95977

WARRANTY DEED

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

CHARLES DIGATI CONSTRUCTION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARBARA J. CARTER

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 13, Block 18, as shown on the map entitled "NINTH ADDITION TO SUNSET VILLAGE", filed 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. Drainage easement as delineated on the recorded plat along the Northwestern 20 feet of said property. 4. Drainage and Public utility easements as delineated on the recorded plat along the Southwestern 40 feet of said property. 5. Covenants, easements and restrictions, imposed by instrument recorded January 25, 1978 in Volume M78, page 1523, Klamath County Microfilm Records.

(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 as set forth above and apparent upon the land,

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 \$74,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 13th day of February, 1981; 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 CONSTRUCTION COMPANY, INC.

By:

STATE OF OREGON,)
County of) ss.
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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.
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Personally appeared Joan R. Digati and

who, being duly sworn, each for himself and not one for the other, did say that the former is the Secretary-treasurer

secretary of Charles 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:

Notary Public for Oregon

My commission expires: 8-23-81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara J. Carter
4142 Monrovia Way
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

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

same as above

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 17th day of February, 1981, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M81 on page 2622 or as document/fee/file/instrument/microfilm No. 95977, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By: Deputy
Fee \$3.50

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