

5978

WARRANTY DEED

Vol. 781 Page 18997

KNOW ALL MEN BY THESE PRESENTS, That DIGATI CONSTRUCTION COMPANY, INC., an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. JAGEMAN and KUMIKO JAGEMAN, husband and wife, 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 26, Block 3, Tract No. 1127, NINTH ADDITION TO SUNSET VILLAGE.

Subject to: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Levies and assessments of the Sunset Lighting District; Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded January 25, 1978, in Book M78 at page 1523; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Ninth Addition to Sunset Village; Easements and rights of way of record and those apparent on the land, if any.

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 those above set forth,

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 \$75,000.00. 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 28th day of October, 19 81; 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)

DIGATI CONSTRUCTION COMPANY, INC. C, P.  
By Charles Digati  
its President

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

STATE OF OREGON, County of Klamath } ss.  
October 30, 19 81  
Personally appeared Charles Digati

Personally appeared the above named \_\_\_\_\_  
\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

each for himself and not one for the other, did say that the former is the president and authorized officer of the \_\_\_\_\_ Company, 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: \_\_\_\_\_

Before me:  
Notary Public for Oregon  
My commission expires: 5-14-84

GRANTOR'S NAME AND ADDRESS  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
GRANTEE'S NAME AND ADDRESS  
KLA FIRST FED  
540 MAIN  
CITY  
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 30th day of October, 19 81, at 4:03 o'clock P. M., and recorded in book/reel/volume No. M81 on page 18997 or as document/fee/file/instrument/microfilm No. 5978 Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn County Clerk  
By Bernetha A. Letcho Deputy  
Fee \$4.00

SPACE RESERVED FOR RECORDER'S USE