

WARRANTY DEED

88850 19931 P

KNOW ALL MEN BY THESE PRESENTS, That CHARLES DIGATI & JOAN RUTH DIGATI, husband and wife LOREN C. ABBOTT & SHIRLEY A. ABBOTT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

Lots 1 and 2 in Block 12 of MOUNTAIN VIEW ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Arlington Drive which inured thereto.

Tax Account NO. 3809-20DD-200

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, which buyers herein agree to assume and pay.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 100,000.00

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 1st day of July, 1988; 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.

Charles Digati  
Joan Ruth Digati  
STATE OF OREGON, County of Klamath

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath 1-1, 1988

Personally appeared, the above named Charles Digati & Joan Ruth Digati

and acknowledged the foregoing instrument to be their voluntary act and deed.  
Notary Public for Oregon  
My commission expires: 7/13/89

Personally appeared \_\_\_\_\_, and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_ 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: (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

CHARLES DIGATI & JOAN RUTH DIGATI

GRANTOR'S NAME AND ADDRESS  
LOREN C. ABBOTT & SHIRLEY A. ABBOTT  
1880 Terrace  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
GRANTEE  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
GRANTEE  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1988, at 3:21 o'clock P.M., and recorded in book M88 on page 10381 or as file/reel number 88850. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Pauline Mullins Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00

MOUNTAIN TITLE COMPANY

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