

97733

WARRANTY DEED

VOL. M 89 Page 3819

KNOW ALL MEN BY THESE PRESENTS, That DIGATI CONSTRUCTION CO., INC. who acquired title as Digati Construction Company, Inc., an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM STUART PARSONS & BRENDA KAY KIZZIRE not as tenants in common but with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and the grantee's heirs, successors and assigns, the 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 3 in Block 4 of TRACT 1091, LYNNWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3808-25DD-8400

"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 and 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,

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 \$ 12,000.00

~~However, the consideration stated in this instrument is not to be construed as a promise or warranty by the grantor that the consideration stated in this instrument is the true and actual consideration paid for this transfer. The grantor does not warrant or guarantee the truth or accuracy of the consideration stated in this instrument. 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 6th day of March, 19 89; 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.

DIGATI CONSTRUCTION CO., INC.
By: Charles Digati, President
Charles Digati, President

By: Joan R. Digati, Secretary
Joan R. Digati, Secretary

STATE OF OREGON, County of Klamath) ss.

Personally appeared Charles Digati and Joan R. Digati

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 Digati Construction Co., Inc., a corporation,

and that they both acknowledged to the foregoing instrument in 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:

Before me: Samely Spence
Notary Public for Oregon
My commission expires: 8-16-92

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of March, 19 89, at 11:48 o'clock A.M., and recorded in book M89 on page 3819 or as file/reel number 97733.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mader, Deputy

Fee \$8.00