

A-20606

FORM No. 761—WARRANTY DEED—CORPORATION

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

VOLUME PAGE 0149

KNOW ALL MEN BY THESE PRESENTS, That THE QUADRANT CORPORATION

a corporation duly organized and existing under the laws of the State of Washington, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES L. RODGERS, and MARY RODGERS, husband and wife

hereinafter called 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 2, Block 2, Tract No. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Subject to: Acreage and use limitation of the United States Statutes and regulations; liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; rules, regulations and assessments of South Suburban Sanitary District; rules regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basis Improvement District; reservations and restrictions contained in the dedication of Tract No. 1007, Winchester; and Declaration of Covenants, Conditions and Restrictions covering Tract No. 1007, Winchester recorded 9/21/70 Vol M-70 page 8316, Microfilm Records of Klamath County, Ore.

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

and that grantor will warrant and forever defend the above granted 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 \$ 18,100.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 27th day of Oct, 1970.

(SEAL)

THE QUADRANT CORPORATION

By _____ President

By _____ Secretary

STATE OF OREGON, County of Klamath, ss: _____ and _____

Personally appeared _____ 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: 7-23-72

Klamath #A-20606, Loan #23730

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

THE QUADRANT CORPORATION

TO

James L. Rodgers et ux

AFTER RECORDING RETURN TO

No. _____
James L. Rodgers
4412 Sturdivant
Klamath Falls, Oregon 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of November, 1970, at 11:00 o'clock A. M., and recorded in book M70 on page 10149 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By _____ Deputy

Fee \$1.50

NOV 17 4 14 PM 1970

grant except

However, the whole in

(SEAL)

STATE OF OREGON
Personally appeared
who, being duly