

1967
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 RAYMOND K. BAUMGARDNER and
BETTY L. BAUMGARDNER, husband and wife,
hereinafter called grantee
and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and ap-
purtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of
Oregon, described as follows, to-wit:

Lot 3 in Block 3 of Tract 1007, Winchester, according to the official plat thereof on
file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District
and regulations, contracts, easements, and water and irrigation rights in connection
therewith; Rules, regulations, liens 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 Basin
Improvement District and any unpaid charges or assessments in connection therewith;
Reservations and restrictions contained in the dedication of Tract No. 1007, Winchester;
Declaration of Covenants, Conditions and Restrictions covering Tract No. 1007 "Winchester,"
recorded September 21, 1970, in Vol. M-70, page 8316, Microfilm Records of Klamath
County, Oregon.

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.

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 \$18,885.00.

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 9th day of November, 1970.

THE QUADRANT CORPORATION

By *John A. L. Howe* President
Assistant
Secretary

WASHINGTON
STATE OF OREGON, County of King) ss:
Personally appeared John A. L. Howe and
who, being duly sworn, each for himself and the other, did say that ~~the foregoing~~
he is assistant-
secretary of The Quadrant Corporation, 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 ~~that he~~ acknowl-
edged said instrument to be its voluntary act and deed.

Before me: *Lucia W. Cadden*
Notary Public for Oregon Washington
My commission expires: 7-23-72

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED
CORPORATION

TO

AFTER RECORDING RETURN TO

No. *First Dealership*
540 Main
Klamath Falls, Oregon
97601

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

31
Fee \$1.50

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
24th day of November, 1970,
at 1:45 o'clock P.M., and recorded
in book M70 on page 10491
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Wm. D. Milne

County Clerk Title.

By *Synthia C. [Signature]* Deputy