

A-20650

48137

Vol. 71 PAGE 312

JUN 14 1 31 PM '71

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, in consideration of EIGHTEEN THOUSAND ONE HUNDRED AND NO/100 Dollars to grantor paid, does hereby grant, bargain, sell and convey unto JAMES T. PHILLIPS and JOYLENE PHILLIPS, 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:

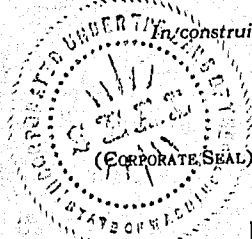
Lot 3 in Block 5 of Tract No. 1007, Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 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; reservations, and restrictions contained in the dedication of Tract No. 1007, Winchester; and Declaration or Covenants, Conditions and Restrictions covering Tract No. 1007, Winchester recorded 9-21-70 Vol M-70 page 8316, Microfilm Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises 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 as stated above.

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.



Interpreting 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 attached, this 23rd day of November, 1970.

THE QUADRANT CORPORATION

By John D. Milne President

By John D. Milne Secretary

Wash
STATE OF OREGON, County of King) ss. John D. Milne 1970
Personally appeared John D. Milne

who, being sworn, each for himself and not one for the other, stated that the former is the Asst. Secy (president or other officer) and that the latter is the John D. Milne (secretary or other officer) of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its board of directors.

(OFFICIAL SEAL)

Before me: James T. Phillips
Notary Public for Oregon, Wash
My commission expires 7-23-72

Klamath #A-20650 - L.N. 23748

WARRANTY DEED CORPORATION
THE QUADRANT CORPORATION

TO
PHILLIPS, James T., et ux

AFTER RECORDING RETURN TO
Mr. & Mrs. James T. Phillips
4321 Myrtlewood Drive
Klamath Falls, Oregon 97201

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

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 14th day of JANUARY, 1971, at 1:34 o'clock P.M., and recorded in book M. 71 on page 312.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk—Recorder.

By John D. Milne Deputy,

FEE \$1.50

RTIF
URIAL
181