

A-20658

49283

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FEB 26 4 11 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 PATRICK C. PHEARSON and
KAREN PHEARSON, husband and wife, hereinafter called grantees
 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 13 in Block 5 of Tract 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 af-
 fecting said premises by the Klamath Basin 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, 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 encum-
 brances except as stated above.

and that grantor will warrant and forever defend the above granted prem-
 ises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

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 attached,
 this 12th day of January, 1971.

THE QUADRANT CORPORATION

By _____ President

By John L. Howe Secretary

(ORS 93.490)

STATE OF OREGON, County of Klamath, ss. John L. Howe, 1971

Personally appeared _____

who, being sworn, each for himself and not one for the other, stated that the former is the _____

and that the latter is the _____ 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: Lawrence M. Gaudin
 Notary Public for Oregon, ASH
 My commission expires 7-23-77

Klamath #A-20658 - L.N. 23794

WARRANTY DEED

CORPORATION

THE QUADRANT CORPORATION

TO

PHEARSON, Patrick C. & Karen

AFTER RECORDING RETURN TO

Mr. & Mrs. Patrick Phearson
 4720 Memorie Lane
 Klamath Falls, Oregon 97601(DON'T USE THIS
 SPACE, RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

STATE OF OREGON,

County of KLAMATH } ss.I certify that the within instru-
 ment was received for record on the
26 day of FEBRUARY, 1971,
 at 4:11 o'clock P.M., and recorded
 in book M 71 on page 1677
 Record of Deeds of said County.Witness my hand and seal of
 County affixed.

WM. D. MILNE

County Clerk-Recorder.
 By John L. Howe Deputy.

FEE \$1.50