

4-21071

53749

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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 Twenty One Thousand One Hundred and no/100 - - - - - Dollars

to grantor paid, does hereby grant, bargain, sell and convey unto
LYLE E. TITUS and KATHLEEN A. TITUS, 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 5, in Block 4, 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 affecting 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 10 day of June, 1971.

THE QUADRANT CORPORATION

By Lloyd C. Sealant President

By Lloyd C. Sealant Secretary

(ORS 93.490)

STATE OF OREGON, County of Linn

Personally appeared Lloyd C. Sealant

who, being sworn, each for himself and not one for the other, stated that the former is the
and that the latter is the Best City 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 D. Adams
Notary Public for Oregon
My commission expires 7-23-72

SIMCO-23786 KCTC #

WARRANTY DEED CORPORATION

The Quadrant Corporation

TO

Titus, Lyle E. et ux

AFTER RECORDING RETURN TO

Lyle E. Titus
4711 Memorie Lane
Klamath Falls, Oregon
97601

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

Fee 1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
28 day of June, 1971,
at 3:08 o'clock P.M., and recorded
in book M-71 on page 6685.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

County Clerk—Recorder.

By James D. Adams
Deputy.

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