

57359

WARRANTY DEED

Vol. 71 Page 10789

THE QUADRANT CORPORATION, a Washington corporation, GRANTOR, for and in consideration of Eighteen Thousand One Hundred----- (18,100.00) Dollars, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Jay M Phinney and Sandra M Phinney, his wife GRANTEE, the following described real property in Klamath County, Oregon:

Lot 3 in Block 7 of Tract No. 1025 Winchester, according to the official plat thereof on file in the offices of the County Clerk of Klamath County, Oregon:

## SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith;
2. Rules, regulations, and assessments of South Suburban Sanitary District;
3. 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;
4. Easements, reservations and restrictions provided for in the recorded plat;
5. Declaration of Covenants, Conditions and Restrictions for Tract No. 1025, Winchester recorded September 9, 1971, Vol. M71, Page 9617, Microfilm Records of Klamath County, Oregon; and
6. Real estate taxes and assessments due and payable from date of delivery of this deed.

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 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.

Dated this 8<sup>th</sup> day of October, 1971.

THE QUADRANT CORPORATION

By Paul A. Moots, Vice Pres.

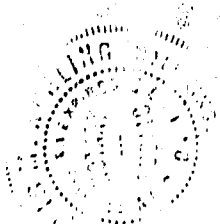
STATE OF WASHINGTON)

COUNTY OF KING

ss.

On this 8<sup>th</sup> day of October, 1971, before me personally appeared Paul A. Moots to me known to be the Vice President of The Quadrant Corporation, the Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Phyllis M. Nerling  
Notary Public in and for the State of  
Washington, residing at Redmond



10790

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO

on this 13 day of OCTOBER A.D. 19 71

at 4:32 o'clock P M, and duly

recorded in Vol. 471 of DEEDS

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Wm D. MILNE, County Clerk

By Agnes D. Dugan Deputy

Fee \$3.00

Return  
Gen'l National  
P.O. Box 238  
Klamath Falls, Oregon  
97601

