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Vol. Page 12542

The GRANTOR, THE QUADRANT CORPORATION, a corporation duly incorporated under the laws of the State of Washington, for and in consideration of the sum of (\$17,375.00) Seventeen Thousand, Three Hundred & Seventy Five And No/100 DOLLARS, receipt of which is hereby acknowledged, CONVEYS and warrants to Molis, Ted Morgan & J. Darlene, husband and wife, GRANTEE and GRANTEE'S heirs, successors and assigns, the following described real property in Klamath County, Oregon:

Lot 14 in Block 5 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 Division No. 2, recorded Sept. 9, 1971, Vol. M71, Page 617, 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, except those claiming under the above described encumbrances.

Dated this 22nd day of November, 1971.

THE QUADRANT CORPORATION

By *Lloyd C. Reed*
Lloyd C. Reed, Asst. Sec.

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 22nd day of Nov., 1971, before me personally appeared *Lloyd C. Reed* to me known to be the Asst. Secy 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.

Loren W. Reed
Notary Public in and for the State of Washington, residing at *Butte*

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CLERK OF COURT
County of Klamath
149 1/2 North Street

KLAMATH COUNTY TITLE CO

30 November 71
4:26 P.M.
M 71 DEEDS

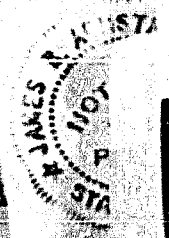
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Vernon W. Burt, County Clerk

[Signature]

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July 1964
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Klamath Falls, Oregon
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