

FORM No. 761-WARRANTY DEED-CORPORATION

1967

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, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KENNETH L. PHEANIS and CATHERINE PHEANIS, 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 18 in Block 7 of WINCHESTER, Tract No. 1025, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year commencing July 1, 1972, which are now a lien but not yet payable; Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication of Tract No. 1025, Winchester; Reservations and restrictions shown on the plat of Tract No. 1025 Winchester; Easements and rights of way of record and those apparent on the land, if any.

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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 those above set forth,

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,875.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 affixed, this 1st day of September, 1972.

(SEAL)

THE QUADRANT CORPORATION
By *Paul Appling* Vice-President
BY *Sept 1, 1972* Secretary

WASHINGTON
STATE OF OREGON, County of King,) ss:
Personally appeared PAUL APPLING,)
who, being duly sworn, ~~and he has acknowledged to me for the purpose of executing the foregoing instrument, did say that the former is the Vice President of The Quadrant Corporation, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.~~
Before me: *Gloria A. Olson*
Notary Public for Oregon Washington
My commission expires: 2/10/76

NOTE-The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO
AFTER RECORDING RETURN TO
Mr. and Mrs. Kenneth Pheanis
4414 Hope Street
Klamath Falls, Oregon

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

FEE \$ 2.00

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 2nd day of OCTOBER, 1972 at 2:48 o'clock P.M., and recorded in book M 72 on page 1191. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By *Hazel Dray* Deputy

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PROMISSORY BORROWER(S) Lend ADD