

KNOW ALL MEN BY THESE PRESENTS, That THE QUADRANT CORPORATION

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 RONALD E. PHAIR and LORRAYNE PHAIR, husband and wife

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:

Lots 2 and 3 in Block 8 Tract 1025, 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, 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.

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 \$ 6,500.00

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 4th day of January, 1973

(SEAL)

By \_\_\_\_\_ President

By \_\_\_\_\_ Asst. Secretary

Washington  
STATE OF OREGON, County of King

Personally appeared

ss: \_\_\_\_\_, January 4, 1973

and KENNETH H. SMITH

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the Assistant Secretary 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.

(OFFICIAL SEAL)

Before me:

Gloria Q. Olson  
Notary Public for \_\_\_\_\_ 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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13 day of February, 1973, at 3:45 o'clock P.M., and recorded in book M73 on page 1592.

Record of Deeds of said County.  
Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By \_\_\_\_\_ Deputy

Fee \$2.00

AFTER RECORDING RETURN TO

Ron Phair  
5640 Jennifer Lane  
Klamath Falls, OR

97601

THE MORTGAGORS, RICH

mortgage to EQUITABLE SAV  
described real estate: The fol

PARCEL 1: Beginning at minutes East 40 feet fr of Erie Street and the minutes East parallel t parallel to the Alameda Erie Street, 100.4 feet line of the Alameda 36 acres, more or less, a to the City of Klamath the office of the Count PARCEL 2: Beginning at Erie Street and the No corner of Block 42, No North 48 degrees 18 mi thence South 41 degree 48 degrees 18 minutes 42 minutes West along beginning, parcel bein of Klamath Falls, Oreg of the County Clerk of

with the appurtenances, tenement now or hereafter belonging to plumbing, lighting, heating, cooking for domestic use or irrigation air conditioning units, oil burn with said premises, and whether in any other manner, together \$ 15,000.00, and such the mortgagors and payable at monthly payments commencing payment shall be the date of that may hereafter be made.

In addition to the mortgagors will each month p next due on the mortgaged prop month prior to the date when in trust to pay said taxes and

The mortgagors covenant that they have the right to mortgagor's covenants, including those against all claims and demands all real property taxes and assessments of any installment thereof; the mortgagor shall maintain all buildings in good repair and in a sum not less than \$ 15 the mortgagee attached to be loan application which is hereby secured or to rebuild which may be held by the mortgagor shall draw interest until repaid whichever is the lesser, be rep at its option sue to collect all ing its right to foreclose its mney's fee. Mortgagee shall be event of sale of the above de with such successor in interest the mortgagee or extension of ing or discharging or in any sale of the above described building or buildings now o ance of unpaid principal with