

0140327 KL Co A-23771

FORM No. 761—WARRANTY DEED—CORPORATION.

84287

Vol. 12 Page 16049

NEW PUBL. CO., PORTLAND, ORE.

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 Robert E. Sherwood and Doreen H. Sherwood, 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 12 in Block 6 of Tract No. 1025, WINCHESTER, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions contained in the dedication and on the plat of Tract No. 1025, Winchester; Declaration of Covenants, Conditions and Restrictions for Tract No. 1025 "Winchester" Division No. 2, recorded September 9, 1971, in Vol. M71, page 9617, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 23,100.00

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, on November 16, 1973.

(SEAL)

THE QUADRANT CORPORATION
By Paul Appling Vice-President
By Secretary

WASHINGTON

STATE OF OREGON, County of King ss: December 7, 1973

Personally appeared Paul Appling, hhd/

who, being duly sworn, hhd/ did say that the former is the

vice-president hhd/ of the

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 acknowl-

edged said instrument to be its voluntary act and deed.

Before me: Gloria A. Olson

(OFFICIAL SEAL) Notary Public for Oregon Washington

My commission expires: 2/10/76

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

TO

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

AFTER RECORDING RETURN TO

No. 1st Federal S/K
540 Main
City

FEE \$ 2.00

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of DECEMBER, 1973,

at 12:28 o'clock P.M., and recorded

in book M 73 on page 16049 or as

filing fee number 84287, Rec-

ord of Deeds of said County.

Witness my hand and seal of

County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Deputy