

99-70

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That The Quadrant Corporation, a Washington Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald E. Phair, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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 2 in Block 13 of Tract No. 1026 known as The Meadows

(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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land

and that grantor will warrant and forever defend the said 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 \$ 3,850.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of March, 1975, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

By: Joseph H. Lipscomb, Oregon Region General Manager

STATE OF OREGON, } ss.
County of _____, 1975

STATE OF OREGON, County of Multnomah
March 19th, 1975
Personally appeared Joseph H. Lipscomb, who, being duly sworn,

Personally appeared the above named _____

each for himself and not one for the other, did say that the former is the Oregon Region Gen. Mgr. _____ of The Quadrant Corporation, a Washington Corp., a corporation,

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

Notary Public for Oregon
My commission expires: 9-30-77

The Quadrant Corporation
1750 S. W. Skyline Blvd. #20
Portland, Oregon 97225
GRANTOR'S NAME AND ADDRESS
Ronald E. Phair

GRANTEE'S NAME AND ADDRESS

After recording return to:

Copy to Grantor

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ronald E. Phair

4215 Barry

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21th day of March, 1975, at 4:00 o'clock P.M., and recorded in book M-75 on page 3267 or as file/reel number 99170, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Craig Deputy