

A-2304-78062

13295

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 RICHARD W. MAIFELD and BETTY L. MAIFELD, husband and wife, and grantor'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 8 in Block 4 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 \$ 23,050.00. 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 23rd day of May, 1973.

(SEAL)

By *[Signature]* President
By *[Signature]* Asst. Secretary
May 23, 1973

STATE OF OREGON, County of Klamath, ss:
Personally appeared *[Signature]* and *[Signature]*,
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.

Before me, *[Signature]* Notary Public for Oregon, Washington
My commission expires: 2/10/76

NOTE—The symbols between the symbols Q, if not applicable, should be deleted. See Chapter 463, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

STATE OF OREGON, ss.

County of Klamath, ss.
I certify that the within instrument was received for record on the 22 day of June, 1973, at 2:52 o'clock P.M., and recorded in book M-73 on page 14. Record of Deeds of said County. Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title

By *[Signature]* Deputy

AFTER RECORDING RETURN TO
Richard Maifeld
4803 Memorial Dr
K Falls

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

fee 2.00

Filed for record at request of Aspen Title of April

A.D. 19 94 at 1:43 o'clock P.M., and duly recorded in Vol. M94 on Page 13294

FEE \$10.00

Evelyn Biehn
By Annette Mueller County Clerk