

MTC36173HF

## WARRANTY DEED

MICHAEL W. QUADROS and RIXEY A. QUADROS,  
Grantor(s) hereby grant, bargain, sell and convey  
BRENDA HARTMAN,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 47,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: P.O. BOX 7812, KLAMATH FALLS, OR 97602

Dated this 2ND day of Oct, 1995

Michael W. Quadros  
MICHAEL W. QUADROS  
Rixey A. Quadros  
RIXEY A. QUADROS

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 10/2 19 95  
COUNTY OF Klamath

Personally appeared the above named MICHAEL W. QUADROS and  
Rixey A. Quadros

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Helen M. Fink  
Notary Public for Oregon  
My commission expires 4/20/96



(seal)

Return to:  
BRENDA HARTMAN  
P.O. BOX 7812  
KLAMATH FALLS, OR 97602

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Tract 6, RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, that portion of the SW1/4 of the SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, EXCEPT that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77, page 15994, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A portion of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the Bonanza-Lorella County Road which is 742 feet East along said line from the West line of the SW1/4 SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian; thence continuing East along said line a distance of 448 feet; thence South 140 feet; thence West 448 feet, more or less, to a point due South of the point of beginning; thence North 140 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Mountain Title Company the 3rd day  
of October A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 26765.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller