

OK 61600

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
Spectrum Properties, Inc., an Oregon Corporation, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Jackson M. Wingfield and Paula B. Wingfield, husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ of Lots 4 and 5, Block 18, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon.

"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."

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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."

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,300.00

~~However, the actual consideration consist of or includes other property or value given or promised which is~~
~~part of the 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 15th day of May, 1986;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Spectrum Properties, Inc.

BY: X Larry Rosencrantz President

STATE OF OREGON,

County of } ss.
19STATE OF OREGON, County of Multnomah) ss.
May 15, 1986

Personally appeared Larry Rosencrantz and

Personally appeared the above named

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
secretary of

Spectrum Properties, Inc.

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 be-
half 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

Before me:

Notary Public for Oregon

My commission expires:

6-5-89

(If executed by a corporation,
affix corporate seal)

Spectrum Properties, Inc.

111 S.W. 5th Suite 850 kss
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS

Jackson M. Wingfield and Paula B. Wingfield
2717 California Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jackson M. Wingfield and Paula B. Wingfield
2717 California Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Jackson M. Wingfield and Paula B. Wingfield
2717 California Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

file no. 1084058 *331255

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
21st day of May, 1986,
at 10:47 o'clock A.M., and recorded
in book/reel/volume No. M86 on
page 8717 or as fee/file/instru-
ment/microfilm/reception No. 61600,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee: \$10.00