

OA

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SPECIAL WARRANTY DEED

Vol. M86 Page 15097

KNOW ALL MEN BY THESE PRESENTS, That
SPECTRUM PROPERTIES, INC., an Oregon corporation
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
GERALD L. LANDEN AND MARILYN F. LANDEN, 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:

Lot 11 Block 19 Second Addition to Klamath River Acres, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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.

(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.

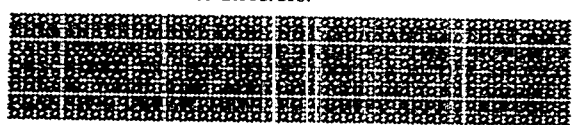
And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims 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 \$ 46,500.00

~~It is hereby acknowledged that the consideration stated in this instrument is the full and true consideration for the property described herein and that the grantor has received the same in full payment of the purchase price of the property.~~ (The sentence between the symbols ①, 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 18th day of August, 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.



SPECTRUM PROPERTIES, INC.

By: Fran Matson

STATE OF OREGON,)
County of) ss.
, 19

STATE OF OREGON, County of Multnomah) ss.
August 18, 1986

Personally appeared Fran Matson and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
Vice president and that the latter is the
secretary of

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:

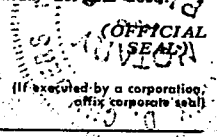
(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires

Spectrum Properties, Inc. 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 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:
Kathy O. Childers
Notary Public for Oregon

My commission expires: 10-14-88



Spectrum Properties, Inc.
111 S. W. Fifth, Suite 850
Portland, Oregon 97204
GRANTOR'S NAME AND ADDRESS

Gerald L. and Marilyn F. Landen

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald L. and Marilyn F. Landen
c/o KETC

NAME, ADDRESS, ZIP

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

Gerald L. and Marilyn F. Landen

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
22nd day of August, 1986,
at 8:35 o'clock A.M., and recorded
in book/reel/volume No. M86
page 15097 or as fee/file/instru-
ment/microfilm/reception No. 65112
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Blehn, County Clerk

By: P. S. Smith Deputy

Fee: \$10.00