

73363

KCTC-38636

Vol. 1187 Page 6162

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
HARVOL W. DOWN, hereinafter called grantor,

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:

A parcel of land situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$
East of the Willamette Meridian, Klamath County, Oregon, being more particularly
described as follows:

Commencing at the SW corner of said Section 34; thence North along the West line of
said Section 34, 630.00 feet; thence leaving said Section line North 89° 51' 27" East,
660.00 feet to Point of Beginning for this description; thence North 89° 51' 27" East,
474.42 feet to the beginning of a curve; thence along the arc of a 180.00 foot radius
curve to the right 280.36 feet (delta = 89° 14' 33"); thence North 00° 54' 00" West
along the Westerly boundary of a parcel of land described in Book 245 at page 17,
Records of Klamath County, Oregon, 562.70 feet; thence leaving said Westerly line West,
646.00 feet; thence South 386.64 feet to the point of beginning.

Together with any and all tenements, hereditaments and appurtenances thereunto
belonging or used in connection therewith.

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 \$ 15,000.00
The consideration (in full) is hereby acknowledged by the grantor and the grantee and the property is hereby conveyed to the grantee.
(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 2nd day of April, 1987;
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.

STATE OF OREGON,

County of _____ } ss.
_____, 19____

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires _____

Spectrum Properties, Inc.
111 S. W. Fifth, Suite 850
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS

Harvol W. Down
Star Route, Box 66 186-1D
Dairy, Oregon 97625

GRANTEE'S NAME AND ADDRESS

After recording return to:
Harvol W. Down
See address above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Harvol W. Down
See address above

NAME, ADDRESS, ZIP

SPECTRUM PROPERTIES, INC.

By: _____

STATE OF OREGON, County of Multnomah
April 2, 1987

Personally appeared D. T. Watkins

_____ and
each for himself and not one for the other, did say that the former is the
Asst. Vice _____ president and that the latter is the
secretary of _____

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 S. Childers
Notary Public for Oregon
My commission expires: 10-14-88

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
13th day of April, 1987,
at 9:37 o'clock A.M., and recorded
in book/reel/volume No. M87 on
page 6102 or as fee/file/instru-
ment/microfilm/reception No. 73363
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