

81900

SPECIAL WARRANTY DEED

Vol. 187 Page 21224



KNOW ALL MEN BY THESE PRESENTS, That
SPECTRUM PROPERTIES, INC., hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
NORMAN SIMONSON AND EVELYN M. SIMONSON, husband and wife
 hereinafter called grantees, 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 S½ of Tract 26, Townsend Tracts, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

(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 \$ **12,000.00**

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
 the whole 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 **20th** day of **November**, 19 **87**;
 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:

STATE OF OREGON, }
 County of _____ } ss.
 _____, 19 _____

STATE OF OREGON, County of **Multnomah**) ss.
November 20, 19 **87**

Personally appeared **D. T. Watkins** and
 _____ who, being duly sworn,
 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 _____

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

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:
 (OFFICIAL
 SEAL)
 Notary Public for Oregon
 My commission expires _____

Before me:

 Kathy O. Childers
 Notary Public for Oregon
 My commission expires: **10-14-88**

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

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

GRANTOR'S NAME AND ADDRESS

Norman & Evelyn M. Simonson
2751 Dayton
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Norman & Evelyn M. Simonson
See address above

NAME, ADDRESS, ZIP

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

Norman & Evelyn M. Simonson
See address above

NAME, ADDRESS, ZIP

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
24th day of **November**, 19 **87**,
 at **10:56** o'clock **A.** M., and recorded
 in book/reel/volume No. **187** on
 page **21224** or as fee/file/instru-
 ment/microfilm/reception No. **81900**,
 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

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