

83841

SPECIAL WARRANTY DEED

Vol. M88 Page 1283

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  
John Mills and Lillian Mills, 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 following described property situated in Township 36 South, Range 12 East of the  
Willamette Meridian, Klamath County, Oregon.  
Section 11: Government Lots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26,  
27, 28, 29, 30, 31, and 32.

Tax Account No.: 3612 00000 03900  
3612 00000 04000  
3612 00000 04100  
3612 00000 04200  
3612 00000 04300

(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 \$ 85,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 21 day of January, 1988;  
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: D.T. Watkins

STATE OF OREGON,

County of } ss.  
19.

Personally appeared the above named

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

(OFFICIAL  
SEAL)

Before me:  
Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of Multnomah  
January 21, 1988 ss.

Personally appeared  
D.T. Watkins, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
Assistant 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 D. Childers  
Notary Public for Oregon  
My commission expires: 10-14-88

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

Spectrum Properties, Inc.

P.O. Box 4412, RELS T-8  
Portland, OR 97208

GRANTOR'S NAME AND ADDRESS

John & Lillian Mills  
4126 Adelaide Ave. Apt. D  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

John & Lillian Mills  
see above

NAME, ADDRESS, ZIP

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

John & Lillian Mills  
see 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  
27th day of January, 1988,  
at 12:45 o'clock P.M., and recorded  
in book/reel/volume No. M88 on  
page 1283 or as fee/file/instru-  
ment/microfilm/reception No. 83841,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By P. Smith Deputy

Fee: \$10.00