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SPECIAL WARRANTY DEED

Aspin 5 32120
Vol. M88 Page 7816

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 STEPHEN J. KELLER AND R. SUE KELLER, 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 5, Block 1, Tract No. 1152, NORTH HILLS, in the County of Klamath, State of Oregon.

Map 3809-35AD TL 3300, Key #447145

(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 warrant 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 \$ 75,000.00. However, the actual consideration consists of other property or value given or promised which is personal consideration (indicate which). (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 12th day of May, 19 88, 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 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.

SPECTRUM PROPERTIES, INC.

By: 

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Multnomah) ss.
May 12, 19 88

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

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 behalf 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. Chiller
Notary Public for Oregon

My commission expires: 10-14-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

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

GRANTOR'S NAME AND ADDRESS

Stephen J. & R. Sue Keller
6415 Haplan Drive
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stephen J. & R. Sue Keller
See address above

NAME, ADDRESS, ZIP

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

Stephen J. & R. Sue Keller
See address above

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of May, 1988, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M88 on page 7816 or as fee/instrument/microfilm/reception No. 87434, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Bernetha S. Pritch Deputy

Fee \$10.00

SPACE RESERVED
FOR
RECORDER'S USE