

OK

89273

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SPECTRUM PROPERTIES, INC., an Oregon Corporation, an estate in fee simple, hereinafter called **grantor**,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DARRYL G. ORTIS AND ERNESTINE F. ORTIS
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:

LOTS 1, 2 AND 3 IN BLOCK 9 OF WEST CHILOQUIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Account No. 3407-34DB-7200 Key: 202453

(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 \$ 24,500.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,500.00. The whole or part of the consideration (indicate which) includes other property ~~the whole or part of the consideration (indicate which) includes other property~~~~

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 July, 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 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: Fran Matson
Fran Matson, President

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

STATE OF OREGON, County of Multnomah) ss.
July 12, 1988

Personally appeared Fran Matson and

Personally appeared the above named _____

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ and acknowledged the foregoing instrument 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 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires _____

Before me:
Kathy Jo 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 Ave., Suite 850	
Portland, Or. 97208 OREGON# 340086	
GRANTOR'S NAME AND ADDRESS	
Darryl G. Ortis	
324 Lalo Street	
Chiloquin, Or. 97624	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Darryl G. Ortis	
Same as above	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Darryl G. Ortis	
Same as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.
I certify that the within instrument was received for record on the 15th day of July, 1988, at 9:21 o'clock A.M., and recorded in book/reel/volume No. M88 on page 11176 or as fee/file/instrument/microfilm/reception No. 89273, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
NAME TITLE
By Pauline Mullins Deputy

Fee \$8.00

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