

OK

91600

SPECIAL WARRANTY DEED

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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

FRANK DUDGEON AND EVA M. DUDGEON, husband and wife *emf*,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 16, Block 2, FIRST ADDITION TO ALTAMONT ACRES, EXCEPT the Westerly 26.25 feet thereof,
in the County of Klamath, State of Oregon.

Code: 41 Map: 3909-3CA TL# #: 7000 Key No.: 527077

(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 \$ 13,000.00

~~However, the actual consideration consists of and includes other property or value given or received which in
the whole consideration indicates which of these considerations or other property or value given or received is the whole~~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 September, 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
Asst. Vice-President

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Multnomah

ss.

September 12, 1988

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.

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 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, Suite 850

Portland, Or. 97204 OREGON 312517

GRANTOR'S NAME AND ADDRESS

Frank & Eva M. Dudgeon

3113 Boardman Avenue

Klamath Falls, Or. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank & Eva M. Dudgeon

Same as above

NAME, ADDRESS, ZIP

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

Frank & Eva M. Dudgeon

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of Sept., 1988,
at 11:53 o'clock A.M., and recorded
in book/reel/volume No. M88 on
page 15428 or as fee/file/instru-
ment/microfilm/reception No. 91600.,
Record of Deeds of said county.Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$8.00

By *Deborah M. Mullen* Deputy

200 SEP 19 AM 11 53