

OK

94162

SPECIAL WARRANTY DEED

Vol. m88 Page 19824

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

LARRY E. SMITH AND SUZANNE K. SMITH, 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 E 1/2 SE 1/4 of Section 10, The SW 1/4 and that portion of the SE 1/4 of Section 11 lying Southerly of Schaupp Road; The NW 1/4 NW 1/4 of Section 14, and the E 1/2 E 1/2 of Section 15, All in Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

And a portion of the SW 1/4 of the SE 1/4 Section 15, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, as to an undivided 1/2 interest, described as follows:

Beginning at the Southeast corner of said SW 1/4 of SE 1/4 and running thence North 350 feet; thence West 800 feet; thence South 350 feet, more or less, to the Southline of said SW 1/4 of SE 1/4; thence Easterly 800 feet, more or less, to the point of beginning in Section 15.

Tax Lot No. 1800, 2100, 3400 and 100

(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 \$ 67,050.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,050.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,050.00.~~

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 15th day of November, 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.

STATE OF OREGON,

County of _____, 19____

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.

By _____

STATE OF OREGON, County of Multnomah, ss.
November 15, 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.

_____ 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. Childers

Notary Public for Oregon

My commission expires: 10-14-92

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

Larry E. & Suzanne K. Smith

12252 Rising Road

Wilton, CA 95693

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry E. & Suzanne K. Smith

See address above

NAME, ADDRESS, ZIP

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

Larry E. & Suzanne K. Smith

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 22nd day of Nov., 1988, at 11:21 o'clock A.M., and recorded in book/reel/volume No. M88 on page 19824 or as fee/file/instrument/microfilm/reception No. 94162, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Evelyn Biehn, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$8.00