

OK

95398

SPECIAL WARRANTY DEED

Volume Page 22125

KNOW ALL MEN BY THESE PRESENTS, That UNITED STATES NATIONAL BANK OF OREGON, a national banking association, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SPECTRUM PROPERTIES, INC.

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 1, Block 7, TRACT NO. 1152, NORTH HILLS, IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code: 63 Map: 3809-35AA TL#: 1100 Key No.: 446734

(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 \$-0-.

However, if the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration, the sentence between the symbols "or" if not applicable, should be deleted. See ORES 95.0300.

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 20th day of December, 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.

UNITED STATES NATIONAL BANK OF OREGON

By:

D. T. Watkins
Asst. Vice President

STATE OF OREGON,)
County of) ss.
1988

STATE OF OREGON, County of Multnomah) ss.
December 20, 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

United States National Bank of Oregon, 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

(If executed by a corporation, affix corporate seal)

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

UNITED STATES NATIONAL BANK OF OREGON

111 S. W. Fifth, Suite 850

Portland, Or. 97204 OREGON#339510

GRANTOR'S NAME AND ADDRESS

SPECTRUM PROPERTIES, INC.

111 S. W. Fifth, Suite 850

Portland, Or. 97204

GRANTEE'S NAME AND ADDRESS

After recording return to:

SPECTRUM PROPERTIES, INC.

Same as above

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of Dec., 1988, at 11:43 o'clock A.M., and recorded in book/reel/volume No. M88 on page 22125 or as fee/file/instrument/microfilm/reception No. 95398, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullender Deputy

Fee \$8.00

88 DEC 29 AM 11 43