

OK

95899

SPECIAL WARRANTY DEED

Vol. 1789 Page 535

KNOW ALL MEN BY THESE PRESENTS, That SAN MARCOS DEVELOPMENT CO.,  
A CALIFORNIA CORPORATION, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SANFORD DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION 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 6 in Block 2 and an undivided  $\frac{1}{2}$  interest in an undivided  $\frac{1}{4}$  interest in Lot 10 in Block 1, all in Pine Ridge Estates - Unit 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 28th 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.

STATE OF OREGON, CALIFORNIA, ss.

County of SAN DIEGO, 30th Dec., 1988.

Personally appeared the above named

J.S. Shakespeare and  
P.R. Laugen.

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

Before me:  
TERRY P. HUFF  
NOTARY PUBLIC, CALIFORNIA  
Notary Public for Oregon  
My commission expires NOV 23, 1993

By: J.S. Shakespeare, President  
By: P.R. Laugen, Vice President  
STATE OF OREGON, County of San Diego, ss.

Personally appeared J.S. Shakespeare and P.R. Laugen 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 Vice President secretary of San Marcos Development Co.

a corporation, and that the seal attixed to the foregoing instrument is the corporate seal, and that said corporation 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 a voluntary act and deed.

Before me:  
Notary Public for Oregon California  
My commission expires:

(OFFICIAL SEAL)  
(If executed by a corporation, affix corporate seal)

San Marcos Development Company  
9320 Chesapeake Drive, Suite 211  
San Diego, CA 92123

GRANTOR'S NAME AND ADDRESS

Sanford Development Corporation  
9320 Chesapeake Drive, Suite 211  
San Diego, CA 92123

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sanford Development Corporation  
9320 Chesapeake Drive, Suite 211  
San Diego, CA 92123

NAME, ADDRESS, ZIP

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

Sanford Development Corporation  
9320 Chesapeake Drive, Suite 211  
San Diego, CA 92123

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of Jan., 1989, at 8:46 o'clock AM., and recorded in book/reel/volume No. M89 on page 535 or as fee/file/instrument/microfilm/reception No. 95899, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By: Evelyn Biehn, Deputy

Fee \$8.00