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SPECIAL WARRANTY DEED

Vol. m89 Page 4097

KNOW ALL MEN BY THESE PRESENTS, That
SPECTRUM PROPERTIES, INC., an Oregon corporation
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
CON J. FLYNN AND NORA L. FLYNN, 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:

See Exhibit "A" attached hereto and made a part hereof

Tax Account No. 3612-3000, 3400, 3500, 5600,
3612-5200

(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 \$90,000.00
~~Whereof the actual consideration consists of no cash and no other property or interest in real or personal property~~
~~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 1st day of MARCH, 1989;
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.

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.
March 1, 1989

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
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 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 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

Con J. & Nora L. Flynn
421 South "G"
Lakeview, Oregon 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Con J. & Nora L. Flynn
See address above

NAME, ADDRESS, ZIP

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

Con J. & Nora L. Flynn
See address above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instru-
ment was received for record on the
day of 19, at o'clock M., and recorded
in book/rect/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The following described property situated in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 9: Government Lots 17, 18, 23, 24, 25, 26, 31 and 32.

Section 10: Government Lots 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, 31 and 32.

Section 15: Government Lots 3, 4, 5, 6; and that portion of Government Lots 11, 12 and 13 lying Northerly of the O.C. & E. Railroad Right of Way.

Tax Account No: 3612-3000, 3400, 3500, 5600

PARCEL 2:

The following described property situated in Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 15: Government Lots 1 and 8.

Tax Account No: 3612-5200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 10th day
of March A.D., 19 89 at 8:59 o'clock AM. and duly recorded in Vol. M89,
of Deeds on Page 4097.

Evelyn Biehn County Clerk
By Daniel M. Mendenhall

FEE \$13.00