

OK

SPECIAL WARRANTY DEED

Vol. M89 Page 23617

8745

KNOW ALL MEN BY THESE PRESENTS, That
SPECTRUM PROPERTIES, INC.

, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
MICHAEL L. HOWARD AND CHERYL A. HOWARD, 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:

Lot 6, Block 7 and Lot 3, Block 3, TRACT 1152, NORTH HILLS, in the City of
Klamath Falls, in the County of Klamath, State of Oregon.

Code 63 Map 3809-35AA TL 800
Code 63 Map 3809-35AA TL 1700

(IF SPACE IS 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 \$22,000.00.
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 November, 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 FEES 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 _____

SPECTRUM PROPERTIES, INC.

By: _____
D. T. Watkins, Vice President

STATE OF OREGON, County of Multnomah) ss.
November 28, 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 D. 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

Michael L. & Cheryl A. Howard
227 West Oregon Avenue
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. & Cheryl A. Howard
See address above

NAME, ADDRESS, ZIP

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

Michael L. & Cheryl A. Howard
See address 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
6th day of Dec., 1989,
at 3:52 o'clock P. M., and recorded
in book/reel/volume No. M89
page 23617 or as fee/file/instru-
ment/microfilm/reception No. 8745,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By _____ Deputy

Fee \$8.00

789 DEC 5 PM 3 52