

OK

SPECIAL WARRANTY DEED

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10046

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
LAWRENCE WHITMIRE AND WANDA WHITMIRE, 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:

Lots 2 and 3, Block 7, Tract 1152, NORTH HILLS, in the County of Klamath,
State of Oregon.

Code 63 Map 3809-35AA TL 1200
Code 63 Map 3809-35AA TL 1300

(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 \$23,000.00

~~However, the actual consideration consists of the following:~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)
© ~~the whole consideration indicates 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 9th day of January, 1990;
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 _____,

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.

January 9, 1990

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 S. Childers
Notary Public for Oregon

My commission expires: 10-14-92

OFFICIAL
SEALIf executed by a corporation,
affix corporate seal

Spectrum Properties, Inc.
111 S. W. Fifth, Suite 850
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS

Lawrence & Wanda Whitmire
840 Loquat Court
El Cajon, CA 92020

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence Whitmire & Wanda Whitmire
See address above

NAME, ADDRESS, ZIP

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

Lawrence & Wanda Whitmire
See address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
11th day of Jan., 1990,
at 11:23 o'clock A.M., and recorded
in book/reel/volume No. M90 on
page 684 or as fee/file/instru-
ment/microfilm/reception No. 10046,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paul M. Mulendore Deputy

Fee \$28.00

JAN 11 AM 11 23