

OK

10107

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

SPECTRUM PROPERTIES, INC., an estate in fee simple

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
 DANIEL E. HOFFMAN AND JOYCE E. HOFFMAN, 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 8, Block 7, Tract 1152, NORTH HILLS, in the County of Klamath,  
 State of Oregon.

CODE 63 MAP 3809-35AA TL 1900

(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 \$ 11,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 11,000.00~~  
~~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.~~

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 5th 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.

SPECTRUM PROPERTIES, INC.

By:

D. T. Watkins  
Vice President

STATE OF OREGON,

County of \_\_\_\_\_, 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.  
January 5, 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 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 SW Fifth, Suite 850

Portland, Or. 97204

GRANTOR'S NAME AND ADDRESS

Daniel E. &amp; Joyce E. Hoffman

3826 La Marada Way

Klamath Falls, Or. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel E. &amp; Joyce E. Hoffman

Same as above

NAME, ADDRESS, ZIP

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

Daniel E. &amp; Joyce E. Hoffman

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
 ment was received for record on the  
 12th day of Jan., 1990,  
 at 11:42 o'clock A.M., and recorded  
 in book/reel/volume No. M90  
 on page 870 or as fee/file/instru-  
 ment/microfilm/reception No. 10107,  
 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 \$28.00

90 JAN 12 AM 11 42