

OK

10114

SPECIAL WARRANTY DEED

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

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DANIEL E. HOFFMAN AND JOYCE E. HOFFMAN, Husband and Wife as to an undivided one half interest and DONNA M. SHUCK as to an undivided one half interest 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 9, Block 7, in TRACT 1152, NORTH HILLS, in the City of Klamath Falls, County of Klamath, State of Oregon.

Tax Account No. 063-3809-035AA-02000

Key No.: 446743

(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 \$ 11,000.00

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, 19 90; 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,

County of _____ } ss.
_____, 19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument 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.
January 9, 19 90

Personally appeared D. T. Watkins

_____ and 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 behalf 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, Or. 97204

GRANTOR'S NAME AND ADDRESS

Daniel E. & Joyce E. Hoffman

Donna M. Shuck

3826 La Marada Way

Klamath Falls, Or. 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel E. & Joyce E. Hoffman

Donna M. Shuck

Same as above

NAME, ADDRESS, ZIP

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

Daniel E. & Joyce E. Hoffman

Donna M. Shuck

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of Jan., 19 90, at 11:43 o'clock AM., and recorded in book/reel/volume No. M90 on page 883 or as fee/file/instrument/microfilm/reception No. 10114, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mueland Deputy

Fee 28.00