

OK

10959

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
THOMAS C. MASHOS AND BONNIE R. MASHOS, 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 7, Block 8, Tract 1152, NORTH HILLS
Tax Account No.: 063-3809-035AA-00300 Key No.: 446565

Lot 20, Block 10, Tract 1152, NORTH HILLS
Tax Account No.: 063-3809-035AA-05200 Key No.: 446985

All in the City of Klamath Falls, County of Klamath, State of Oregon.

(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 \$ 22,000.00
The whole consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) (If the sentence between the symbols is not applicable, should be deleted. See ORS 93.999.)

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 29th 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, } ss.
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 _____

SPECTRUM PROPERTIES, INC.

By: _____
D. T. Watkins
Vice President

STATE OF OREGON, County of Multnomah) ss.
January 29, 19____

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 SW Fifth, Suite 850
Portland, Or. 97204
GRANTOR'S NAME AND ADDRESS

Thomas C. & Bonnie R. Mashos
5534 Havencrest Court
Klamath Falls, Or. 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas C. & Bonnie R. Mashos
Same as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Thomas C. & Bonnie R. Mashos
Same as 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
2nd day of Feb., 19____, at 11:10 o'clock A.M., and recorded
in book/reel/volume No. M90 on
page 2344 or as fee/file/instru-
ment/microfilm/reception No. 10959,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mullendore, Deputy

Fee \$28.00

90 FEB 2 AM 11 10