

OK 11718

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 SPECTRUM PROPERTIES, INC., an estate in fee simple, hereinafter called grantor,
 for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
 EUGENE SUN
 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 21, Block 10, Tract No. 1152, NORTH HILLS, in the City of Klamath Falls,
 in the County of Klamath, State of Oregon.

Code: 63 Map: 3809-35AA TL#: 5300 Key No.: 446994

(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 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.~~

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 February, 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 _____

ss.

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.

February 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 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, Or. 97204

GRANTOR'S NAME AND ADDRESS

Eugene Sun

3485 21st Street #4

San Francisco, Ca 94110

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene Sun

Same as above

NAME, ADDRESS, ZIP

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

Eugene Sun

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
 26th day of Feb., 1990
 at 10:45 o'clock A.M., and recorded
 in book/reel/volume No. M90 on
 page 3601 or as fee/file/instru-
 ment/microfilm/reception No. 11718,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Christine Mulendore Deputy

Fee \$28.00

90 FEB 25 AM 10 45