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## SPECIAL WARRANTY DEED

03456

## KNOW ALL MEN BY THESE PRESENTS, That

SPECIAL WARRANTY DEED (Individ

SPECIRIM PROPERTIES, INC., an estate in fee simple , hereinafter called grantor,

사람은 것이 있는 것이 아파를 통령하는 것이 같다.

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for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ... ELICENE 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 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... TO THE REPORT OF T 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.

order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERT SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCE THIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE T PROPERTY SHOULD CHECK WITH THE APPROPRIATE CIT	LAND By: PTING D. T. Watkins Y OR Vice President
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE STATE OF OREGON, County of	S. STATE OF OREGON, County of <u>Multhomah</u> ) ss. February 5 , 19 90 Personally appeared <u>D. T.Watkins</u> and who, being duly sworn,
Personally appeared the above named	each ior himsell and not one for the other, did say that the former is the vice president and that the latter is the output secretary of
and acknowledged the foregoing instru- ment to be	Spectrum Properties, Inc. , is corporation, and that the seal attized to the foregoing instrument is the corporate seal of said corporation and that said instrument was sided and sealed in be- halt of said corporation by authority of its boarded directors; and each of them acknowledged said instrument to be its your are director and each of them acknowledged said instrument to be its your are director and each of them acknowledged said instrument to be its your are director. Hedore me: Kattury O regon Notary Public tor Oregon My commission expires: 10/14/92
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 GRANTER'S NAME AND ADDRESS After recording stum to: Eugene Sun Same as above	POR page 3601 or as tee/tile/instru- ment/microfilm/reception No11718. Record of Deeds of said county. Witness my hand and seal of County affixed.
Until a change is requested all tax statements shall be sent to the following           Eugene         Sun           Same         as         above	Evelyn Biehn, County Clerk.
NAME, ADDRESS, ZIP	BOauline Mullinglass Deputy