

OK

17394

SPECIAL WARRANTY DEED

Vol. M90 Page 13730

KNOW ALL MEN BY THESE PRESENTS, That Spectrum Properties, Inc.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto hereinafter called grantor, Frank M. Land

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 14, Block 7 and Lot 8, Block 10, all in Tract 1152, North Hills, in the County of Klamath, State of Oregon

CODE 63 MAP 3809-35AA TL 2500
CODE 63 MAP 3809-35AA TL 4000

(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 \$23,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.) 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 12 day of July, 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 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.

SPECTRUM PROPERTIES, INC.

by: D. T. Watkins, Vice President

STATE OF OREGON, County of ss. 19

STATE OF OREGON County of ss. July 1990

Personally appeared D. T. Watkins

Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the foregoing is the Vice president and that the latter is the Secretary of Spectrum Properties, Inc.

and acknowledged the foregoing instrument to be voluntary act and deed.

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Spectrum Properties, Inc.
111 S. W. Fifth, T-8
Portland, Oregon 97204

GRANTOR'S NAME AND ADDRESS

Frank M. Land
404 Pine Grove
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Frank M. Land
404 Pine Grove
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

28.00

County of Klamath ss. I certify that the within instrument was received for record on the 12 day of July, 1990, at 11:00 o'clock A.M., and recorded in book/reel/volume No. M90 on page 13730 or as fee/file/instrument/microfilm/reception No. 7394, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn

By Bernetha J. Bloch Deputy