

21616

SPECIAL WARRANTY DEED

Vol. M90 Page 21056

KNOW ALL MEN BY THESE PRESENTS, That

SPECTRUM Properties, Inc., an Oregon Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Phillip L. Jensen and Marian Jensen, Husband and wife hereinafter called grantees, and unto grantees 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:

Lots 12 and 13, Block 7, of Tract 1152, NORTH HILLS in the City of Klamath, County of Klamath State of Oregon

Code 63 Map 3809-35AA TL 2300 Key No. 446618  
Code 63 Map 3809-35AA TL 2400 Key No. 446627

(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

There is no other consideration to be paid by the grantee or grantees or their heirs, successors and assigns, which is in full payment of the purchase price of the property herein described. (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 on October 8th, 1990 if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by its board of directors.

SPECTRUM Properties, Inc.

BY: 

Harold Hand, Assistant Vice President

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.

(If executed by a corporation, affix corporate seal and use the form of acknowledgment opposite.)

STATE OF OREGON, )

County of ) ss.

This instrument was acknowledged before me on 19 90, by

STATE OF OREGON, )

County of Multnomah ) ss.

This instrument was acknowledged before me on October 8th 19 90, by Harold Hand

Assistant Vice President  
SPECTRUM Properties, Inc.

Notary Public for Oregon

(SEAL)

My commission expires:

Notary Public for Oregon

My commission expires:



OFFICIAL SEAL  
JANELLA L. HARPER  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 058117  
MY COMMISSION EXPIRES AUG. 9, 1994

SPECTRUM Properties, Inc  
111 S.W. Fifth Avenue, Suite 850  
Portland, Oregon 97204

Phillip L. and Marian Jensen  
7345 Denegal Avenue  
Klamath Falls, Oregon 97603

Also record in the name of:

Phillip L. and Marina Jensen  
SEE ADDRESS ABOVE

NAME, ADDRESS, ZIP

Unit is changed or replaced and has a new owner shall be sent to the following address:

Phillip L. and Marian Jensen  
SEE ADDRESS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 19th day of Oct., 19 90 at 11:10 o'clock A.M., and recorded in book/reel/volume No. M90 on page 21056 or as fee/file/instrument/microfilm/reception No. 21616, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By  Deputy

Fee: \$28.00