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SPECIAL WARRANTY DEED

Vol. m90 Page 23116

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

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Shane E. Malone and Heidi K. Malone, 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 16, Block 2, FIRST ADDITION TO ALTAMONT ACRES, EXCEPT the Westerly 26.25 feet thereof, in the County of Klamath, State of Oregon.

Code 41 MAP 2909-3CA TL 7000

(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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 November 13, 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.

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.

By: Harold Hand, Marketing Officer

(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 , by

(SEAL) Notary Public for Oregon
My commission expires:

STATE OF OREGON,)
County of Multnomah) ss.
This instrument was acknowledged before me on November 13, 1990, by Harold Hand, Marketing Officer, of Spectrum Properties, Inc.

(SEAL) Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Shane & Heidi K. Malone
3113 Boardman
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

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 19th day of Nov., 1990, at 12:23 o'clock P.M., and recorded in book/reel/volume No. M90 on page 23116 or as fee/file/instrument/microfilm/reception No. 22757, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Denise Mulholland Deputy

Fee \$28.00

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