

NE

48892

SPECIAL WARRANTY DEED

Vol. mg2 Page 18051

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 Klamath County, a political subdivision of the State of Oregon 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:

See Exhibit "A" attached hereto.

(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 \$ 460.00

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 July 21, 19 92; 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
Assistant Vice President

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on July 21, 19 92,

by Harold Hand

as Assistant Vice President

of Spectrum Properties, Inc.



My commission expires 8/9/94

Spectrum Properties, Inc.
111 SW Fifth, Suite 850
Portland, OR 97208
GRANTOR'S NAME AND ADDRESS

Klamath County, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH COUNTY PUBLIC WORKS
334 MAIN STREET
KLAMATH FALLS, OR 97601
E. ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

18052

MTC NO: 24516
 STATE FILE: 59103
 10/12/90

EXHIBIT "A"
 LEGAL DESCRIPTION

Portion of proposed Foothill Boulevard in Lot 4, Block 4 of TRACT 1152--NORTH HILLS.

A tract of land situated in Lot 4, Block 4 of TRACT 1152--NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon being in the SE1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 4; thence South 34 degrees 00' 00" West, along the Easterly line of said Lot 4, 26.41 feet; thence North 75 degrees 09' 54" West 84.89 feet to a point on the North line of said Lot 4; thence North 89 degrees 54' 13" East 96.83 feet to the point of beginning.

Account No: 3809 035AD 00500
 (covers other property)

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 13th day
 Filed for record at request of Klamath County _____
 of Aug. A.D., 19 92 at 11:10 o'clock A M., and duly recorded in Vol. M92
 of _____ Deeds _____ on Page 18051
 By Evelyn Biehn County Clerk
Michaela

FEE \$none