

OK

SPECIAL WARRANTY DEED

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52699 '92 OCT 22 PM 3 20

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 Ralph E. Patterson & Shirley A. Patterson 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 28 in Block 305, Darrow Addition to the City of Klamath Falls.

(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 \$27,300.00.

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 ©, 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 14th day of October, 1992; 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.

STATE OF OREGON,

County of _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be his/her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Multnomah) ss.
October 14, 1992

Personally appeared D.T. Watkins

who, being duly sworn, each for himself and not one for the other, did say that the former is the vice president and that the latter is the secretary of Spectrum

Properties, Inc.

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:

Notary Public for Oregon

My commission expires 4/28/93

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Spectrum Properties, Inc.

P.O. Box 4412 T-8

Portland, OR 97208

GRANTOR'S NAME AND ADDRESS

Ralph E. & Shirley A. Patterson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ralph E. Patterson
2007 Homedale
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ralph E. Patterson
2007 Homedale
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of October, 1992, at 3:20 o'clock P.M., and recorded in book/reel/volume No. M92 on page 24805 or as fee/file/instrument/microfilm/reception No. 52699, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mudenda Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00