

OK

SPECIAL WARRANTY DEED

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56009

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 LOYD W. SMITH
AND LILLY FLORENCE SMITH, 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 2 in Block 1; Lots 8 and 9 in Block 2; Lots 1 and 2 in Block 3
Sprague River Estates, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH
an undivided 5/15ths interest in and to the river frontage and recreation
area shown on instrument recorded June 9, 1980 in Volume M80 page 10501,
Deed records of Klamath County, Oregon.

Parcel 2:

The E½SW¼ of Section 18, Township 36 South, Range 13 East of the Willamette
Meridian, Klamath County, Oregon, lying Southerly of the center line of
Sprague River and Northerly of State Highway #140, EXCEPT any portion in
Sprague River Estates. ALSO EXCEPT that portion of the E½SW¼ of said Section
18 conveyed to certain property owners in Sprague River Estates for river
frontage and recreation area shown on instrument recorded June 9, 1980, in
Volume M80 page 10501, Deed records of Klamath County, Oregon.

(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 war-
rant 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 \$ 15,000.00

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 this 4 day of January, 1993;
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 DE-
SCRIBED 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:

STATE OF OREGON,

County of _____

} ss.
_____, 19____.

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.

January 4, 1993.

Personally appeared S. T. WATKINS and _____

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 be-
half 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(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
5th day of Jan., 1993
at 2:38 o'clock P.M., and recorded
in book/reel/volume No. M93 on
page 164 or as fee/file/instru-
ment/microfilm/reception No. 56009,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Doreen M. Mendenhall Deputy

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Loyd W. Smith

P.O. Box 346

Snelling, California 95369

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Loyd W. Smith

P.O. Box 346

Snelling, California 95369

NAME, ADDRESS, ZIP