

NE

SPECIAL WARRANTY DEED

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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 North Hills Partners, a Partnership 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 attached EXHIBIT "A"

(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 \$ 225,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the~~ consideration (indicate which).^① (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 February 11, 1993; 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:

D. T. Watkins, 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.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on February 11, 1993,

by _____

This instrument was acknowledged before me on February 11, 1993,

by D. T. Watkins

as Vice President

of Spectrum Properties, Inc.

James K. O'X Notary Public for Oregon
My commission expires 4-28-93

Spectrum Properties, Inc.

111 SW Fifth, Ste 810

Portland, Or 97204

GRANTOR'S NAME AND ADDRESS

North Hills Partners

61278 King Saul

Bend, OR 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

North Hills Partners

61278 King Saul

Bend, OR 97701

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

- Block 1: Lots 1 thru 3, inclusive
- Block 2: Lots 2 and 3, inclusive
- Block 3: Lots 1 thru 4, inclusive; Lot 5 EXCEPT a parcel of land located in the Northwest corner of Lot 5, Block 3, described as follows: Beginning at the Northwest corner of said Lot 5; thence 30 feet Easterly along the North boundary of Lot 5 to a point; thence South 25 feet to a point; thence 30 feet West to a point on the West boundary of Lot 5; thence North 25 feet to the Northwest corner of said Lot 5; and Lot 6
- Block 4: Lots 2 thru 6, inclusive; Lots 8 thru 13, inclusive
- Block 5: Lot 1, EXCEPT the South 80 feet thereof
- Block 6: Lot 1
- All in Tract 1152, NORTH HILLS IN THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 16th day
 of Feb. A.D., 19 93 at 2:09 o'clock P M., and duly recorded in Vol. M93
 of Deeds on Page 3321.

Evelyn Biehn County Clerk
 By Darlene M. Mendenhall

FEE \$35.00