

91569

15358

AND WHEN RECORDED MAIL TO

Name

Street
AddressCity
State
Zip

Oliver R. Spires
90 Spires Motors
1930 South Sixth St.
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Approved As To Form
By General Counsel
June 15, 1987

MTC 20012
BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS: That SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation, Grantor, in consideration of \$5,000 paid to it, does hereby grant, bargain, sell and convey unto OLIVER R. SPIRES, an individual, Grantee, and its successors and assigns, its undivided one half interest in that certain real property, with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, situated at or near Klamath Falls, in the County of Klamath, State of Oregon, and more particularly described in Exhibit A, attached and hereby made a part hereof, subject to easements, covenants, conditions, reservations and restrictions of record.

Grantor excepts from the property hereby conveyed and reserves unto itself, its successors and assigns, all sand and gravel and all minerals and mineral rights, interests, and royalties, including without limiting the generality thereof, oil, gas, and other hydrocarbon substances, as well as metallic or other solid minerals, in and under said property; however, Grantor or its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surface of said property in connection therewith.

TO HAVE AND TO HOLD said property unto Grantee, and its successors and assigns, forever.

In construing this deed, the singular includes the plural as the circumstances may require.

The foregoing recital of consideration is true as Grantor verily believes, and is the true and actual consideration paid.

"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." [ORS 93.040(1)]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 5th day of August, 1988.

By: [Signature]

Title: Vice President-Real Estate

SPIRES/RNM
hr072888

Attest: [Signature]Title: Secretary

SOUTHERN PACIFIC TRANSPORTATION COMPANY

Document 0075

1988 SEP 13 PM 3 50

BARGAIN & SALE DEED
OLIVER R. SPIRES

STATE OF CALIFORNIA
City and County of San Francisco

} ss.

On this 11th day of August in the year One Thousand Nine Hundred and Eighty Eight
before me, MARY J. SIMMONS a Notary Public in and for the City and County of San Francisco, State of California, personally appeared

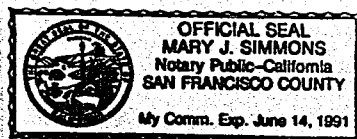
W.B. CURTIS

personally known to me or proved to me on the basis of satisfactory evidence to be the person who
executed the within instrument as the VICE President, and
T.F. O'DONNELL

personally known to me or proved to me on the
basis of satisfactory evidence to be the person who executed the within instrument as the
Secretary of the Corporation that executed the within instrument

and acknowledged to me that such corporation executed the within instrument pursuant to its by
laws or a resolution of its board of directors.

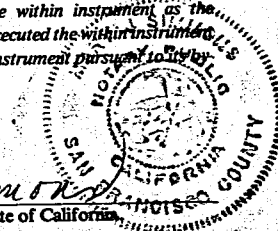
WITNESS my hand and official seal.



Corporation

My Commission Expires June 14, 1991

Mary J. Simmons
Notary Public in and for the City and County of San Francisco, State of California



SN
2AUL88

15360

EXHIBIT "A"

A strip or parcel of land situated in the County of Klamath, State of Oregon, described as follows:

All the land described as "Parcel 5" in deed dated November 18, 1974, from Oregon, California & Eastern Railway Company to Southern Pacific Transportation Company, recorded November 25, 1974, in Volume M74 of Deeds, Page 15109, Records of said County, and more particularly described therein as follows:

"PARCEL 5: Also a strip of land described as follows: Beginning at the intersection of the Westerly line of Owens Street and the Southerly line of Sixth Street as now located; thence North $56^{\circ} 01' 33''$ West, 176.10 feet, more or less, to the Easterly line of Deed Volume 82, page 96, and the true point of beginning of the strip of land to be described; thence South $0^{\circ} 57' 30''$ East along the Easterly line of said deed, 110 feet; thence North $56^{\circ} 01' 33''$ West 48.79 feet to the Westerly line of Deed Volume 82, page 96; thence North $0^{\circ} 57' 30''$ West 110 feet to the Southerly line of Sixth Street; thence South $56^{\circ} 01' 33''$ East 48.79 feet to the true point of beginning."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
of Sept. A.D., 19 88 at 3:50 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 15358
By Evelyn Biehn County Clerk

FEE \$18.00

By Caroline Muehlenbach