

5377

WARRANTY DEED

Vol. m89 Page 17619

KNOW ALL MEN BY THESE PRESENTS, That Oliver R. Spires

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TW MOTORS, inc., an Oregon corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A", which is incorporated herein by this reference.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except those of record at the time of execution hereof

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$capital contribution for stock. 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). (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 1st day of September, 1989; 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.

Oliver R. Spires

STATE OF OREGON,

County of Klamath

September 1, 1989

STATE OF OREGON, County of ss.

Personally appeared

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/25/91

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Oliver R. Spires

224 Mountain View Blvd.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

TW MOTORS, inc.

803 Main Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

TW MOTORS, inc.

805 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

TW MOTORS, inc.

805 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

89 SEP 19 PM 3 59

PARCEL 1

Lot 22, Block 2, Tract 1145, NOB HILL REPLAT, a resubdivision of Portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: (1) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin imposed by instrument, subject to the terms of provisions thereof, recorded in Volume M78, Page 7560, and amended by instrument recorded in Volume M80, Page 15313, Microfilm Records of Klamath County, Oregon. (2) Reservations and restrictions contained in the dedication of Tract 1145, Nob Hill. (3) Sixteen-foot public utility easement over South and Easterly lot line as shown on dedicated plat.

PARCEL 2

Lot 3 in Block 18 of FAIRVIEW ADDITION No. 2 to the City of Klamath Falls, Klamath County, Oregon

PARCEL 3

Lot 41 and the Easterly 8 feet 4 inches of Lot 42 in Block 11, INDUSTIRAL ADDITION to the City of Klamath Falls, Oregon, according to the officil plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4

An undivided one-half interest in real property situated in Klamath County and described as: That portion of Lot Eight (8) of Block Eight (8) of the ORIGINAL TOWN OF KLAMATH FALLS, OREGON, to-wit:

Beginning at the Northeasterly corner of Block 8 of the ORIGINAL TOWN OF LINKVILLE, now the City of Klamath Falls, Oregon; being the corner of Fifth (5th) and High Street; thence Southeasterly along the Westerly line of Fifth (5th) Street, 60 feet; thence Southwesterly and parallel with High Street 32 1/2 feet; thence northwesterly and parallel with 5th Street 60 feet to Southeasterly line of High Street; thence Northeasterly and along said line of High Street, 32 1/2 feet to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of Sept. A.D., 19 89 at 3:59 o'clock P. M., and duly recorded in Vol. M89 of Deeds on Page 17619.

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline Mulender