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5378

WARRANTY DEED

Vol. 1189 Page 17621



KNOW ALL MEN BY THESE PRESENTS, That Oliver R. Spires (aka Oliver R. Spires, II) and Dianne E. Spires, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TW MOTORS, inc. an Oregon corporation, hereinafter called 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

and that 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 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 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

Dianne E. 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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Oliver R. Spires and Dianne E. 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. MTC
803 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.
803 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1989, 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

SEP 19 1989

Parcel One:

A parcel of land situated in the SW1/4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of the SW 1/4, said Section 12, from which the center 1/4 corner of said Section 12 bears South 89 degrees 47' 18" East 647.91 feet; thence from said point of beginning North 89 degrees 47' 18" West along the North line of said SW1/4, 1005.62 feet to a 5/8" iron pin; thence South 17 degrees 24' 13" East 454.27 feet to a 5/8" iron pin; thence South 89 degrees 42' 28" East 1006.07 feet to a 5/8" iron pin; thence North 17 degrees 24' 13" West 455.76 feet to the point of beginning.

Tax Account No: 3808 1200 1800

Parcel Two:

A tract of land situated in the N1/2 of Government Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume M77, page 23507, Microfilm Records of Klamath County, Oregon, said Deed Volume calls for the C1/4 corner of said Section 12 to be North 17 degrees 24' 13" West 454.27 feet, South 89 degrees 47' 18" East 1005.62 feet and South 89 degrees 47' 18" East 647.91 feet; thence South 17 degrees 24' 13" East 227 feet, more or less, to a point on the South line of said N1/2 of Government Lot 6; thence Easterly, along said South line, 1006 feet, more or less, to a 5/8" iron pin marking the Southwest corner of that tract of land described in Deed Volume M79, page 1454, Microfilm Records of Klamath County, Oregon; thence North 17 degrees 24' 13" West 227 feet, more or less, to 5/8" iron pin marking the Southeast corner of that tract of land described in said Deed Volume M77, page 23507, Microfilm Records of Klamath County, Oregon; thence North 89 degrees 42' 28" West 1006.07 feet to the point of beginning.

Tax Account No: 3808 01200 2001

Parcel Three:

Lot 4, Block 52, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 28BB 5900

Parcel Four:

The Westerly 56.25 feet of Lot 2 and the Easterly 6 feet of Lot 3, Block 6, Original Town of Linkville, now City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 32AC 6700

Parcel Five:

Lots 21, 22, 23 in Block 17 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 33BA 9000

Parcel Six:

Lots 24 and 25 in Block 17 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 33BA 9100

Parcel Seven:

Lots 60, 61 and 62, Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 33BA 7600

Parcel Eight:

Lots 21, 22, 23, 24 and 25, Block 17, SECOND RAILROAD ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 33BC 7900

Parcel Nine:

An undivided one-half (1/2) interest in Lot 4, Block 18, FAIRVIEW ADDITION No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 17621.

FEE \$18.00

Evelyn Biehn County Clerk

By Danuel Mullins