

14173

SPECIAL WARRANTY DEED

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BRIDGESTONE/FIRESTONE, INC., formerly known as The Firestone Tire & Rubber Company, an Ohio corporation, Grantor, conveys and specially warrants to TERRY D. SHERRILL, the following described on ~~Exhibit A attached hereto and incorporated herein free of encumbrances created, or suffered by the grantor except as specifically set forth herein:~~

PARCEL 1: All of Lots 6, 7, 8, 9 and 10 in Block 106 of Klamath 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, SAVING AND EXCEPTING those portions deeded to the City of Klamath Falls for the widening and improvement of Fifth Street.

PARCEL 2: Beginning at the point of intersection of the West line of Section 33, Township 38 South, Range 9 East, Willamette Base and Meridian, with the Southwesterly line of Sixth Street, 60 feet wide; thence S. 55° 46' 30" E. along said southwesterly line 30.00 feet to the most northerly corner of that 0.041 acre parcel of land described as parcel one in deed dated April 17, 1956, from Central Pacific Railway Company and Southern Pacific Railway Company to State of Oregon, said corner being distant N. 24° 46' 30" E., 57.83 feet from the west quarter corner of said Section 33; thence along the Southwesterly line of said parcel as follows: S. 0° 20' E., 24.28 feet, S. 55° 46' 30" E., 18.11 feet, N. 34° 13' 30" E., 10.00 feet; thence S. 55° 46' 30" E., 56.02 feet; thence leaving said southwesterly line S. 78° 37' 30" W., 147.50 feet to its intersection with the Southeasterly line of Kinlock Avenue as shown upon the original plat of the Klamath Addition to Linkville; thence N. 38° 37' 30" E. along said southeasterly line (shown upon said plat as N. 38° 56' E.) 84.82 feet to its intersection with the Westerly line of Section 33; thence northerly along said westerly line 37.41 feet to the point of beginning, containing an area of 0.121 acres, more or less.

PARCEL 3: All that portion of Vacated Kinlock Street lying between Parcel 1 and Parcel 2 and Northerly of the right of way of Fifth Street.

subject to:

1. Lien for real estate taxes and assessments which are a lien on the premises but are not yet due and payable.
2. Any condition an accurate survey may show, and covenants, conditions, reservations, liens, encumbrances, restrictions, encroachments, and easements and to any zoning and governmental regulations now or hereafter in effect, relating to or affecting the premises.

The true consideration for this conveyance is \$148,000.00

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. 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.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, the day and year first above written.

WITNESSES

BRIDGESTONE/FIRESTONE, INC., formerly known as The Firestone Tire & Rubber Company

*[Signature]*

By: *[Signature]*  
J.M. Kaplan, Vice President

*[Signature]*

# Attest: *[Signature]*  
J.L. Gartner, Assistant Secretary

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Before me, the undersigned Notary Public in and for said State and County, on this 23rd day of March, 1998 personally appeared J.M. Kaplan and J.L. Gartner, known to me to be the Vice President and Assistant Secretary, respectively, of BRIDGESTONE/FIRESTONE, INC., formerly known as The Firestone Tire & Rubber Company, an Ohio corporation, and to be the identical persons who signed and severally acknowledged that they signed the foregoing instrument as such officers of said corporation for and on behalf of said corporation, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my signature and affixed my official seal on the day and year aforesaid.

*[Signature]*  
Notary Public

My commission expires:

Until a change is requested, all tax statements shall be sent to the following address: Terry D. Sherrill, 9390 Highway 140, Klamath Falls, Oregon 97603.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

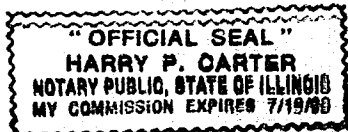
on this 30th day of April A.D., 19 90  
at 11:07 o'clock AM and duly recorded  
in Vol. M90 of Deeds Page 7981

Evelyn Biehn County Clerk

By *[Signature]*

Deputy.

Fee, \$28.00



Taxes and  
after recording return to  
Sherrill  
9390 Hwy 140 East  
Klamath Falls, OR 97603

90 APR 30 AM 11:07