

29887

MTC 25435  
SPECIAL WARRANTY DEED

Vol. 791 Page 9988

TW MOTORS, inc., an Oregon corporation, grantor, conveys and specially warrants to OLIVER R. SPIRES, grantee, all of its right, title or interest in and to the real property more particularly described in Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$60,000.00.

Unless a change is requested, all tax statements shall be sent to the following address:

Oliver R. Spires  
224 Mountain View Boulevard  
Klamath Falls, OR 97601

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.

Dated this 21st day of May, 1991.

TW MOTORS, inc.

By:

Harold Derrah  
Harold Derrah

STATE OF OREGON )  
County of Klamath ) ss.

On this 21st day of May, 1991, personally appeared the above-named Harold Derrah, who being duly sworn, stated that he is the PRESIDENT of TW Motors, inc., an Oregon corporation, and that the foregoing instrument was voluntarily signed on behalf of said corporation and by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: 1-26-92



91 MAY 29 PM 3 38

9989

EXHIBIT "A" TO SPECIAL WARRANTY DEED

## PARCEL 1:

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

## PARCEL 2:

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

Subject to:

7. Agreement for an existing hot water well on Lot 26, Block 17 Industrial Addition to the City of Klamath Falls,

Dated: July 6, 1978

Recorded: July 6, 1978

Volume: M78, page 14529, Microfilm Records of Klamath County, Oregon

By and between: Theodore Stanke and Mildred Stanke, husband and wife  
and Theodore H. Gehrman and Muriel F. Gehrman,  
husband and wife

(Affects Parcel 2)

After recording return to:

Oliver R. Spires  
224 Mountain View Boulevard  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day  
of May A.D., 19 91 at 3:38 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 9988

FEE \$33.00

EVELYN BIEHN County Clerk  
By Barbara A. Hetch