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52174

BARGAIN AND SALE DEED

Vol. m92 Page 23789

KNOW ALL MEN BY THESE PRESENTS, That TW MOTORS, inc., an Oregon Corporation

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto IDA SPIRES, hereinafter called grantor,

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All their undivided one half interest in and to the following:

That portion of Lot 8 of Block 8 of the Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

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 Streets; 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 the Southeasterly line of High Street; thence Northeasterly and along said line of High Street, 32 1/2 feet to the place of beginning.

Tax Account No: 3809 032AC 09000

(aka 438 High Street)

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

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 @, 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 13th day of November, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

TW MOTORS, inc., an Oregon Corporation

By- Roger Thompson, Secretary

By-

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on) ss.

by This instrument was acknowledged before me on November 13, 1991

by Roger Thompson, Secretary

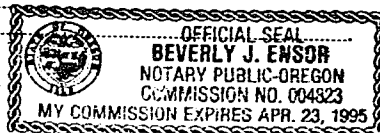
as SECRETARY

of TW MOTORS, inc., an Oregon Corporation

Beverly J. Ensor

Notary Public for Oregon

My commission expires 4-23-95



Ida Spires

GRANTOR'S NAME AND ADDRESS

TW MOTORS, inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ida Spires

1111 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Ida Spires

1111 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of October, 1992 at 3:33 o'clock P.M., and recorded in book/reel/volume No. M92 on page 23789 or as fee/file/instrument/microfilm/reception No. 52174, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Murlins, Deputy

Fee \$30.00

cb 30.00