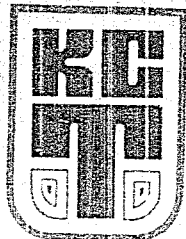


76694

02-24-94P03:25 RCVD
KLAMATH COUNTY TITLE COMPANY

Vol. 94 Page 6102

K-46238

STATUTORY WARRANTY DEED (Individual or Corporation)

FRANCES E. FRANKLIN

conveys and warrants to

SPIRES SUBARU, INC., AN OREGON CORPORATION

Grantor

the following described real property in the County of KLAMATH

and State of Oregon.

Grantee

Lots 20, 21 and 22 of Block 16 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, SAVING AND EXCEPTING the deeded right of way in Volume 65 page 605, Deed Records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAYS AND EASEMENTS OF RECORD, AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. (Here comply with the requirements of ORS 93.020)

The true consideration for this conveyance is \$ 14,000.00

(Here comply with the requirements of ORS 93.020*)

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 24TH day of FEBRUARY 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Frances E. Franklin
FRANCES E. FRANKLIN

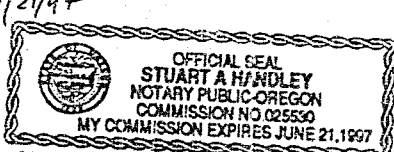
STATE OF OREGON, County of LAWE ss.
The foregoing instrument was acknowledged, before me
this 17th day of FEBRUARY 19 94
by FRANCES E. FRANKLIN

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of ss.
The foregoing instrument was acknowledged before me
this day of 19 and
by of
a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 6/21/97



After recording return to:

SPIRES SUBARU
PO BOX 1148
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

SPIRES SUBARU, INC
PO BOX 1148
KLAMATH FALLS, OR 97601

OTIC 508

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 24th day of Feb A.D. 1994
at 3:25 o'clock P.M. and duly recorded
in Vol. M94 of Deeds Page 6102
Evelyn Biehn County Clerk
By *Debbie M. Handley*

Deputy.

Fee, \$30.00