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Oliver R. Spires
Dianne E. Spires
224 Mountain View Blvd
Klamath Falls, OR 97601



12/22/2022 02:57:21 PM Fee: \$82.00

Mail Tax Statements To:
Oliver R. Spires
Dianne E. Spires
224 Mountain View Blvd
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

SPIRES SUBARU INC., A DISSOLVED OREGON CORPORATION, by its president, OLIVER R. SPIRES, GRANTOR, hereby conveys and warrants interest to OLIVER R. SPIRES and to DIANNE ELIZABETH SPIRES, as husband and wife with rights of survivorship, the GRANTEES, and to Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the following described real property here in Klamath County, Oregon, to-wit:

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.

More commonly known as 101 E. Main Street, Klamath Falls, OR
Map: 3809-033BA-04900/Acct: 416320

And will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is \$0 ("None").

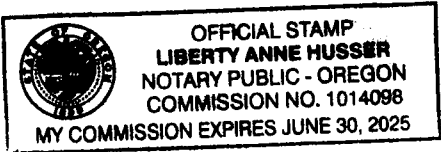
The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of December, 2022.

Oliver R. Spires, President
SPIRES SUBARU INC., A DISSOLVED
OREGON CORPORATION

STATE OF OREGON)
) ss.
COUNTY OF Klamath)

Personally appeared the above named Oliver R. Spires, as president of Spires Subaru Inc., a dissolved Oregon Corporation and acknowledged the foregoing instrument to be his voluntary act and deed in his capacity as president, this 22 day of December, 2022.



NOTARY PUBLIC
My Commission expires: June 30, 2025