

71147

OK

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES R. FERGUSON II and  
FRANCIE K. FERGUSON, his wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOWLE PRODUCTS,  
INC., a California corporation, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and  
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 47, Block 21, Klamath Falls Forest  
 Estates Highway 66 Unit, Plate No. 1,  
 as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or  
 rights of way affecting said property (including any Declaration of Restrictions recorded with this  
 subdivision recorded in the Office of the Klamath County Oregon Recorder, all of which are incorporated  
 herein by reference to said Declaration with the same effect as though fully set forth herein).

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that  
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that  
 grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
 and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,300.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole 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 30<sup>th</sup> day of December, 1986;  
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
 order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
 SCRIBED 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.

James R. Ferguson II  
 JAMES R. FERGUSON II  
Francie K. Ferguson  
 FRANCIE K. FERGUSON

STATE of KENTUCKY )  
 ) ss.  
 COUNTY of Grapson )

On Dec. 30, 1986 before me, the undersigned, a Notary Public in and for said Grapson  
 County and State, personally appeared James R. Ferguson II and Francie K. Ferguson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person s whose name s are  
 subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

My Commission Exp. 6<sup>th</sup> May  
1989

Jeel J. Appenell  
 Notary Public

J.R. & F.K. Ferguson  
Rte. 4 Box 242  
Leitchfield, KY 42754  
 GRANTOR'S NAME AND ADDRESS

Towle Products, Inc.  
P.O. Box 994  
Pebble Beach, CA 93953  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
 SAME AS ABOVE

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
6th day of February, 1987,  
 at 3:15 o'clock P. M., and recorded  
 in book/reel/volume No. M87 on  
 page 1959 or as fee/file/instru-  
 ment/microfilm/reception No. 71147,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

Fee: \$10.00

By Ann Smith Deputy

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