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75334 @ 12:20 pm

WARRANTY DEED

Vol. M87 Page 9637

KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. COMBS and MARJORIE B. COMBS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16, Block 133, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 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 and the modifications recorded in the Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference as 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

[illegible]

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 [illegible] day of April, 19[illegible]; 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 ALTER THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE ACCEPTING OR RELYING ON THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Robert C. Combs
ROBERT C. COMBS

Marjorie B. Combs
MARJORIE B. COMBS

STATE OF OREGON
County of Josephine ss.

April 10 19 77 before me, the undersigned, a Notary Public in and for said County and State, personally appeared ROBERT C. COMBS and MARJORIE B. COMBS

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

Witness my hand and official seal.

[illegible]
Notary Public
My Commission Expires [illegible]

Robert C. & Marjorie B. Combs
P. O. Box 1139
Grants Pass, OR 97526
(NAME, ADDRESS, ZIP)

Towle Products, Inc.
P.O. Box 994
Pebble Beach, CA 93953
(NAME, ADDRESS, ZIP)

After recording return to:

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)

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON
County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of June, 19 77, at 11:11 o'clock A.M., and recorded in book/reel volume No. M77 on page 9637 or as fee/file/instrument/microfilm/reception No. 25334, Records of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: $10.00

By [illegible] Deputy