

75348 @ 12:20 PM

PROPERTY TAX

KNOW ALL MEN BY THESE PRESENTS that ELMER J. JANSTER and SHARON T. JANSTER, his wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor and by TOWLE PRODUCTS, INC., a California corporation hereinafter called the grantee, three handy grant, bargain, sell and convey unto the said grantor and grantor's heirs, successors and assigns, that certain real property, with the improvements, improvements and appurtenances thereunto belonging or so pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13, Block 16, Klamath Falls Forest Estates Highway 66 Unit, Plat. No. 4 as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, covenants, easements, encumbrances, rights and claims of any person or persons (including any declaration of restrictions recorded with this instrument) recorded by the Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said declaration and the same effect as though fully set forth herein.

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

And with grantor hereby covenants to and with said grantor and grantor'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 insure 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 \$ 2,200.00

It is covenanted that the said grantor shall execute and deliver to the said grantee, within the time specified in the said declaration, a deed of conveyance in conformity with the said declaration and the same effect as though fully set forth herein.

It is further covenanted that the said grantor shall execute and deliver to the said grantee, within the time specified in the said declaration, a deed of conveyance in conformity with the said declaration and the same effect as though fully set forth herein.

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THIS INSTRUMENT WILL NOT BE VALID UNLESS IT IS FILED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE SAID DECLARATION, AND THE GRANTOR HEREBY COVENANTS TO DO SO.

Elmer J. Janster
Sharon T. Janster
SEARCHED T. JANSTER

STATE OF MISSOURI

County of Miller

March 28, 1967

before us, the undersigned, a Notary Public in and for said County and State, personally appeared Elmer J. Janster and Sharon T. Janster,

personally known to me (or proved to me in the books of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

By Cor Ex 8-5-87

Notary Public

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded in the office of the County Clerk of said County on the 28th day of March, 1967, at 11:00 o'clock A.M. and recorded in Book 157, Page 9655, or as the title instrument, according to the County Clerk's Record of Deeds of said County.

Witness my hand and seal of County Clerk.

Dorothy Beahn, County Clerk

By [Signature] Deputy

FILED 157-9655

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