

15981

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHIL A. SEAGREN

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:

The North one-half of the East one-half of Lot 6, also known as Lot 6B, Block 10, Klamath Falls Forest Estates, Sycan Unit, as recorded in Klamath County, Oregon.

Parcel #3313-03300-00300

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 \$ 2,200.00

~~Maximum the actual consideration as paid for the property or value given or promised which is less than the 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 23rd day of January, 1990; 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 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 APPROVED USES.

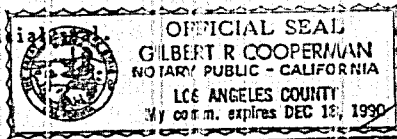
PHIL A. SEAGREN

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On JANUARY 30, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Phil A. Seagren

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

WITNESS my hand and official seal



[Signature]
Notary Public

Mr. Phil A. Seagren
11951 Sierra Lane
Northridge, CA 91326

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)

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

I certify that the within instrument was received for record on the 12th day of June, 1990, at 9:55 o'clock AM., and recorded in book/reel/volume No. M90 on page 11281 or as fee/file/instrument/microfilm/reception No. 15981, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Deputy

Fee \$28.00

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