

20405

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TOWLE PRODUCTS, INC., a California corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH F. GROGAN, 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 23 Block 36, Klamath Falls Forest Estates Highway 66 Unit,
Plat No. 2 as recorded in Klamath County, Oregon.

Subject to all conditions, reservations, easements, exceptions,
rights and/or rights of way affecting said property.

Parcel #3811-009A0-03800

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 \$ 6,025.00.

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 21st day of August, 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.

STATE OF CALIFORNIA)
ss.

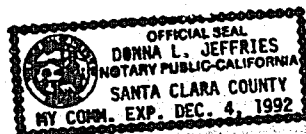
COUNTY OF SANTA CLARA)

On August 21, 1990

, before me, the undersigned, a Notary Public in and for said State, personally appeared HOWARD PHILIP MARKS, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President, and KATHLEEN EMERY MARKS, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Donna L. Jeffries
Notary Public Donna L. Jeffries



TOWLE PRODUCTS, INC. a California corporation

HOWARD PHILIP MARKS, President

KATHLEEN EMERY MARKS, Secretary

Towle Products, Inc.

P. O. Box 994

Pebble Beach, CA 93953

GRANTOR'S NAME AND ADDRESS

Mr. Joseph F. Grogan

Patrol Squadron Four

FPO San Francisco, CA 96601-5901

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 } ss.

I certify that the within instrument was received for record on the 20th day of Sept., 1990 at 11:48 o'clock A.M., and recorded in book/reel/volume No. M90 on page 18924 or as fee/file/instrument/microfilm/reception No. 20405 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, county Clerk

NAME

TITLE

By Pauline M. Mulenbaker Deputy

Fee \$28.00