

OK

45104

WARRANTY DEED

Vol. m92 Page 10909

KNOW ALL MEN BY THESE PRESENTS, That
 VILO G. MICHAEL AND PAT SEGURA as tenants by its entirety
 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 7 Block 20, Klamath Falls Forest Estates Highway 66
 Unit, Plat No. 1 as recorded in Klamath County, Oregon

Assessor's Parcel #3711-027B0-02300

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

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 \$ 2,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 13th day of March, 1992;
 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.

VILO G. MICHAEL

PAT SEGURA

STATE of Colorado)
) ss.
 COUNTY of DENVER)

On MARCH 18, 1992 before me, the undersigned, a Notary Public in and for said
 County and State, personally appeared Vilo G. Michael and Pat Segura

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

WITNESS my hand and official seal.

My Commission Expires July 29, 1994

Notary Public

Mr. Vilo G. Michael
 3600 So. Lowell #307N
 Englewood, CO 80236

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) ss.

I certify that the within instru-
 ment was received for record on the
20th day of May, 19 92
 at 9:15 o'clock A.M., and recorded
 in book/reel/volume No. M92 on
 page 10909 or as fee/title/instru-
 ment/microfilm/reception No. 45104,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Paula S. Biehn Deputy

Fee \$30.00