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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PATRICIA ANN TIFT, KATHLEEN MARIE BULLER, and DONNA CECELIA OLSON

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 7, Block 108, Klamath Falls Forest Estates Highway 66 Unit, Plat No.4 as recorded in Klamath County, Oregon

Assessor's Parcel #3711-036A0-02900

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 \$ 2,000.00

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 @, 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 5th 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 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.

X Patricia Ann Tift PATRICIA ANN TIFT

X Kathleen Marie Buller KATHLEEN MARIE BULLER

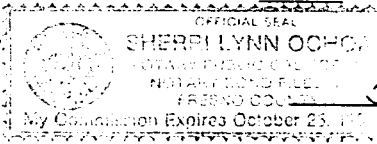
X Donna Cecelia Olson DONNA CECELIA OLSON

STATE of California )
COUNTY of FRESNO ) ss.

On March 11, 1992 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Ann Tift, Kathleen Marie Buller, and Donna Cecelia Olson

personally known to me (or proved to me on the basis 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.



Sherri Lynn Ochoa Notary Public

Form with fields for Grantor's Name and Address (Patricia Ann Tift, 6326 E. Silaxo, Clovis, CA 93612), Grantee's Name and Address (Towle Products, Inc., P.O. Box 994, Pebble Beach, CA 93953), and return address (SAME AS ABOVE).

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 20th day of May, 1992, at 9:15 o'clock A.M., and recorded in book/reel/volume No. M92 on page 10918 or as fee/file/instrument/microfilm/reception No. 45110, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk. By Doreen G. Nielsen, Deputy