

'92 SEP 4 PM 2:55

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OK

50304

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FRANK G. WOOLSTON and  
CAROL L. WOOLSTON, his wife

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 15 Block 99, Klamath Falls Forest Estates Highway 66  
Unit, Plat No.4, as recorded in Klamath County, Oregon.

Assessor's Parcel #3711-026A0-05400

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

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① (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 4<sup>th</sup> day of May, 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.

Frank G. Woolston  
FRANK G. WOOLSTON

Carol L. Woolston  
CAROL L. WOOLSTON

STATE of Michigan

COUNTY of St. Louis

) ss.

On May 10, 1992 before me, the undersigned, a Notary Public in and  
for said State, personally appeared Frank G. Woolston  
and Carol L. Woolston

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

WITNESS my hand and official seal.

PATRICIA A. MC NALLY  
Notary Public  
STATE OF MISSOURI  
ST. LOUIS COUNTY

Patricia A. McNally  
Notary Public

Frank G. Woolston  
848 Woodbriar Lane  
St. Charles, MI 63303

GRANTOR'S NAME AND ADDRESS

Towle Products, Inc.

P.O. Box 994

Pebble Beach, CA 93953

GRANTEE'S NAME AND ADDRESS

After recording return for:

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 instru-  
ment was received for record on the  
4th day of Sept., 1992,  
at 2:55 o'clock P.M., and recorded  
in book/reel/volume No. M92 on  
page 20388 or as fee/file/instru-  
ment/microfilm/reception No. 50304,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Debra M. Mullen Deputy

Fee \$30.00