

WARRANTY DEED (Individual or Corporate)

WARRANTY DEED

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 JOSE L. SANCHEZ AND MARIA E. SANCHEZ, his Wife as Tenants by the Entireties.

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

Assessor's Parcel #3711-026D0-05200

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 \$3,995.00

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 3rd day of September, 1997; 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.

Kathleen Emery Marks
KATHLEEN EMERY MARKS, President

STATE of California)

COUNTY of Monterey) ss.

On September 3, 1997 before me, Laurette Muhl, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

the undersigned, a Notary Public in and for said State, personally appeared Kathleen Emery Marks
NAME(S) OF SIGNER(S)

Kathleen Emery Marks

NAME(S) OF SIGNER(S)

☐ 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Laurette Muhl
SIGNATURE OF NOTARY

Towle Products, Inc.

P.O. Box 934

Pebble Beach, CA 93953

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jose L. Sanchez
P.O. Box 426
Bonanza, OR 97623

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 26th day of Sept., 1997 at 2:05 o'clock P.M., and recorded in book/roll/volume No M97 on page 31515 or as fee/file/instrument/microfilm/reception No. 45925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME TITLE

By *Kathleen Ross* Deputy
Fee: \$30.00

SPACE RESERVED FOR RECORDER'S USE

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31