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WARRANTY DEED (Individual or Corporate).

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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   DAVID Y. AVINA

, 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 15 Block 9, Klamath Falls Forest Estates Highway 66 Unit,
    Plat No. 1, a recorded in Klamath County, Oregon.

    Assessor's Parcel #3711-015B0-01900

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 $ 6,995.00
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   6th   day of   December   ,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 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.

KATHLEEN EMERY MARKS, President

STATE of   California   )
) ss.
COUNTY of   Monterey   )

On __12·6·97__ before me, _Laurette Muhl, Notary Public_
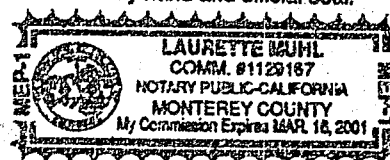   DATE   NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

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

                                                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
COMM. #1129167
NOTARY PUBLIC-CALIFORNIA
MONTEREY COUNTY
My Commission Expires MAR. 16, 2001

SIGNATURE OF NOTARY

Towle Products, Inc.
P.O. Box 994
Pebble Beach, CA 93953
GRANTOR'S NAME AND ADDRESS

David Y. Avina
PO Box 420893
San Francisco, CA 94142-0893
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