

WARRANTY DEED (Individual or Corporate)

98 JAN 23 9:06

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 JAMES GRATZ

, 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 17 Block 123, Klamath Falls Forest Estates, Highway 66 Unit,
Plat No. 4, Klamath County, Oregon

Assessor's Parcel #3811-011C0-02600

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 \$ 4,995.00

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 30th 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 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 December 30, 1997

DATE

before me,

Laurette Muhl

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

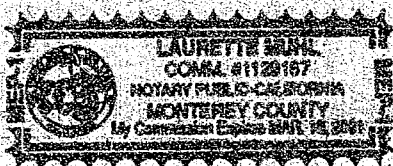
NAME(S) OF SIGNER(S)

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 994

Pebble Beach, CA 93953
GRANTOR'S NAME AND ADDRESS

James Gratz
2051 Altamont Road
San Leandro, CA 94578
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS ABOVE

NAME, ADDRESS, ZIP

Until a change is requested all fee statements shall be sent to the following address:

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE of OREGON

ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of January, 19 98, at 9:06 o'clock A.M., and recorded in book/deed/volume No. M98 on page 2165 or as fee/file/instrument/microfilm/reception No. 52067, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By *Kathleen Brown* Deputy

Fee: \$30.00

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