

69204

## WARRANTY DEED

Vol. 198 Page 40576

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 DANIEL J. ROSENBERGER AND BETSY ROSENBERGER, 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 7 Block 20, Klamath Falls Forest Estates Highway 66 Unit, Plat No 1 as recorded in Klamath County, Oregon

Assessor's Parcel #3711-027E0-02300

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 assign 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 \$ 5,995.00

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 to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument dated October 6, 1995;

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.

TOWLE PRODUCTS, Inc. a California corporation

*Kathleen Emery Marks*  
Kathleen Emery Marks, President

STATE OF California )  
COUNTY OF Monterey ) ss.

On \_\_\_\_\_ before me, \_\_\_\_\_  
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)

☐ personally appeared 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.

SIGNATURE OF NOTARY

<p>Towle Products, Inc. P.O. Box 994 Pebble Beach, CA 9395 Mr. &amp; Mrs. Daniel J. Rosenberger 2708 Munson Ave #2 Hayward, CA 94541 GRANTEE'S NAME AND ADDRESS</p>	<p>STATE OF OREGON ) County of _____ ) I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.</p>
<p>After recording return to  SAME AS ABOVE  NAME, ADDRESS, ZIP</p>	<p>SPACE RESERVED FOR RECORDER USE</p>
<p>Until a change is requested all tax statements shall be sent to the following address:  SAME AS ABOVE  NAME, ADDRESS, ZIP</p>	<p>NAME _____ TITLE _____ By _____ Deputy</p>

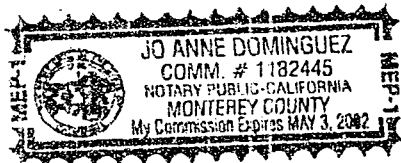
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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California  
 COUNTY OF Monterey } SS.

On October 9, 1998 before me, the undersigned, a Notary Public in and for said State personally appeared Kathleen E. 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.

Jo Anne Dominguez  
 Signature of Notary

Jo Anne Dominguez  
 Name (Typed or Printed)

(This area for official notarial seal)

## Capacity Claimed by Signer

☒ Individual(s)  
☐ Corporate Officer(s) - Title(s) \_\_\_\_\_

☐ Partner(s)  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

## Description of Attached Document

This certificate must be attached to the document described below:

Title or type of document Warranty Deed

Number of Pages one page

Date of Document 10/6/98

Signer(s) Other than Named Above N/A

## Signer is Representing:

Name of person(s) or Entity(ies)  
 \_\_\_\_\_

## ATTENTION NOTARY

Although the information requested above is optional, it could prevent fraudulent attachment of this certificate to another document.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Towle Products, Inc. the 5th day  
 of November A.D., 19 98 at 2:02 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 40576

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen E. Marks