

WARRANTY DEED

Vol MOO Page _____

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 **CURTIS J. MUNOZ AND JEANNE E. MUNOZ. 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 23 BLOCK 22 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT. PLAT NO. 1, AS RECORDED IN KLAMATH COUNTY. OREGON.
ASSESSOR'S PARCEL NO. 3711-028D0-03300**

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 party 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 January 2, 2000;

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 Pres.
KATHLEEN EMERY MARKS, President

STATE OF California)
) ss.
COUNTY OF Monterey)

On January 19, 2000 before me, Laurette Muhl
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
LAURETTE MUHL
COMM. #1129167
NOTARY PUBLIC-CALIFORNIA
MONTEREY COUNTY
My Commission Expires MAR. 16, 2001

[Signature]
SIGNATURE OF NOTARY

Re: Towle Products, Inc.
P.O. Box 994
Pebble Beach, CA 93953
GRANTOR'S NAME AND ADDRESS
Curtis J. Munoz
PO Box 391
Ocean Park, WA 98640
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

SPACE RESERVED FOR
RECORDER USE

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.

NAME TITLE
By _____ Deputy

CORRECTION OF WARRANTY DEED - This Deed

is being recorded to correct legal description in Deed dated

November 12, 1999 and recorded Decmeber 9, 1999, in Volmue

M99, Page 48456 of the official Klamath County, Oregon,

Records.

State of Oregon, County of Klamath
Recorded 2/09/00, at 8:19 a. m.
In Vol. M00 Page 4178
Linda Smith,
County Clerk Fee\$ 26⁰⁰