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WARRANTY DEED

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*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* ANTONIO ALMIRANTE AND MARIA E. ALMIRANTE, *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:*
*Lots 2, Block 47, Klamath Falls Forest Estates Highway 66 Unit, Plat No, 2 as recorded in Klamath County, Oregon.*
*Assessor's Parcel No. 3811-015B0-04400*

*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 feel 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* $ 8,995.00
*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* February 27, 2001;
*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.

TOWLE PRODUCTS, Inc. a California corporation

X Charles W. Winge

CHARLES W. WINGE, Secretary

STATE OF California )
) ss.
COUNTY OF Monterey )

On 3-9-01 before me, Michael A Davi
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

the undersigned, a Notary Public in and for said State, personally appeared Charles W. Winge
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.

VRS2 MICHAEL A. DAVI COMM. # 1218372 Notary Public-California County of Monterey My Comm. Exp. May 6, 2003 VRS2

Michael A Davi
SIGNATURE OF NOTARY

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|---|---|
| Towle Products, Inc.<br>P.O. Box 994<br>Pebble Beach, CA 93953<br>GRANTOR'S NAME AND ADDRESS<br>Antonio Almirante<br>444 E "H" Street #902<br>Chula Vista, CA 91910<br>GRANTEE'S NAME AND ADDRESS | STATE OF OREGON )<br>) |
| After recording return to<br>SAME AS ABOVE<br>NAME, ADDRESS, ZIP | SPACE RESERVED FOR RECORDER USE |
| Until a change is requested all tax statements shall be sent to the following address.<br>SAME AS ABOVE<br>NAME, ADDRESS, ZIP | State of Oregon, County of Klamath<br>Recorded 04/03/01, at 8:54a m.<br>In Vol. M01 Page 13471<br>*Linda Smith,*<br>*County Clerk* Fee$ 21.00 9 00 opa |

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