

02 MAY 6 AM 8:35

WARRANTY DEED

Vol M02 Page 26664

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 R. BAUTISTA AND IMELDA P. BAUTISTA, 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 127, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon. Assessor's Parcel #3811-001B0-02300

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 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 \$ 6,695.00 -

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 April 2, 2002; 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

Charles W. Winge
CHARLES W. WINGE, Secretary

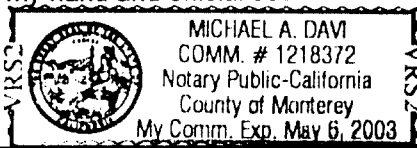
STATE OF California)
COUNTY OF Monterey) ss.

On 04.17.2002 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 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.



Michael A. Davi
SIGNATURE OF NOTARY

<p>Towle Products, Inc. P.O. Box 994 Pebble Beach, CA 93953 GRANTOR'S NAME AND ADDRESS</p> <p>Antonio R. Bautista 1332 Hale Street Vallejo, CA 94591 GRANTEE'S NAME AND ADDRESS</p> <p>After recording return to</p> <p>SAME AS ABOVE NAME, ADDRESS, ZIP</p> <p>Until a change is requested all tax statements shall be sent to the following address.</p> <p>SAME AS ABOVE NAME, ADDRESS, ZIP</p>	<p>STATE OF OREGON)</p> <p>SPACE RESERVED FOR RECORDER USE</p> <p>State of Oregon, County of Klamath Recorded 05/06/2002 <u>8:35 a.</u> m. Vol M02, Pg <u>26664</u> Linda Smith, County Clerk Fec \$ <u>21.00</u> # of Pgs <u>1</u></p>
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