

A-23987

85612

WARRANTY DEED

Vol. 124 Page 1044

This Indenture Witnesseth, THAT GARY A. MARTIN,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey untoMARTIN DEVELOPMENT CORPORATION, a California corporation, its successors
and assigns, the following described premises, situated in Klamath County,Oregon, to-wit: NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 36 South,
Range 14, East of the Willamette Meridian. ALSOA parcel of land 60 feet in width for roadway purposes situated in Section 30, Township
36 South, Range 14 E.W.M., the centerline of which is more particularly described as
follows: Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30; thence
Westerly along the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, 360.00 feet to the point of beginning for
this description; thence leaving said North line in a Northerly direction parallel to
but 360.00 feet Westerly of the West line of the E $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 30, 1779.18 feet
to the beginning of a curve to the right; thence along the arc of a 650 feet radius
curve to the right, 280 feet more or less to the end of curve; thence North 24°01'27"
East, 290 feet more or less to a point where said above-described centerline intersects
the Southerly right-of-way line of U. S. Highway No. 140. ALSOCommencing at the center of a water well from which the Northwest corner of said Section
30 bears North 62°51'15" West, 1793.84 feet; thence East, 104.35 feet to the point of
beginning for this description; thence North, 104.35 feet; thence West 208.71 feet;
thence South, 208.71 feet; thence East, 208.71 feet; thence North, 104.36 feet to the
point of beginning containing 1.00 acres, more or less.Together with: A parcel of land 60 feet in width the centerline of which is more par-
ticularly described as follows:Commencing at the center of a water well from which the Northwest corner of said Section
30 bears North 62°51'15" West, 1793.84 feet; thence East, 104.35 feet to the point of
beginning for this description; thence continuing East 1130.00 feet; thence South, 1770
feet more or less to the South line of the North half of said Section 30 containing 4.00
acres more or less.SUBJECT TO: Reservations, restrictions, easements and rights of way of record or apparent
on the land, if any. NOTE: The above property has been granted special assessments for
farm use, and when same is terminated it will be subject to additional ad valorem tax.No cash consideration. Conveyed pursuant to nominee agreement between
grantor and grantee.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
its successors and assigns forever. And the said grantor does hereby covenant to and with the said
grantee, its successors and assigns, that he is the owner in fee simple of said premises;
that they are free from all incumbrances, except as above stated,
and that he will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.IN WITNESS WHEREOF, he has hereunto set his hand and seal
this 13th day of December, 1973

(SEAL)

Gary A. Martin

(SEAL)

(SEAL)

(SEAL)

CALIFORNIA, City and _____ ss. _____
STATE OF OREGON, County of San Francisco, December 13, 1973
Personally appeared the above named Gary A. Martin,

and acknowledged the foregoing instrument to be his voluntary act and deed.

From Office of
GANONG, GORDON & SISEMORE FRANCISCO
First Federal Notary Commission Expires Oct. 27, 1977
Klamath Falls, OregonNANCY L. WILKINSON
NOTARY PUBLIC-CALIFORNIA
CITY AND COUNTY OF

Before me:

Nancy L. Wilkinson
Nancy L. WilkinsonNotary Public for California
My commission expires 10/27/77STATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was re-
ceived for record on the 30 day of Jan.
1974, at 3:03 o'clock P. M., and recorded in book
M-74 on page 1044 Record of Deeds of
said County.Witness my hand and seal of County affixed.
Wm. D. MilneBy *Hazel Dray* County Clerk-Recorder
Deputy

2.00

Ref:

Gary A. Martin
248 Stockton St.
San Francisco, CA 94108

JAN 30 13 07 PM 1974