

8156

WARRANTY DEED

Vol. 75 Page 15624

KNOW ALL MEN BY THESE PRESENTS, That MARTIN DEVELOPMENT CORPORATION,

a California corporation,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARK WINTNER, a single man,
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 5 in Block 5 of Tract No. 1093, PINECREST, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, rights of way, and restrictions, whether of record, apparent on the land, or arising by operation of law; and subject to all exceptions shown in the title policy issued with respect to the parcel herein conveyed, whether part of the standard form or not.

Seller's warranty of title shall be deemed fully performed when a standard form policy of title insurance, covering the property conveyed, is delivered to Buyer.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns 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 except as above stated;

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 \$7,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of December, 1975; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

MARTIN DEVELOPMENT CORPORATION

By Walter E. Remstedt Pres.
By Nancy L. Wilkinson Sec.

California, County of San Francisco) ss.
December 8, 1975

Personally appeared Walter E. Remstedt and Nancy L. Wilkinson who, being duly sworn, each for himself and not one for the other, did say that the former is the President and that the latter is the Secretary of MARTIN DEVELOPMENT CORPORATION

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

SALLY B. CHAPMAN
NOTARY PUBLIC
CITY AND COUNTY OF CALIFORNIA
My commission expires: JANUARY 13, 1977

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of DECEMBER, 1975, at 3:30 o'clock P.M., and recorded in book _____ on page 15624 or as file/reel number 8156.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. NILNE

By Harold Ornel Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Co. Title

NAME, ADDRESS, ZIP

Unless a change is requested all tax statements shall be sent to the following address.

Mark Wintner

NAME, ADDRESS, ZIP