

1-1-74

10942

WARRANTY DEED

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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 RALPH S. REMSTEDT  
 and BARBARA J. REMSTEDT, husband and wife as tenants by entirety 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 2 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 \$\*6,000.00\*\*

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
 the whole or part of the 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 23 day of Feb, 1976;  
 if a corporate grantor, it has caused its name to be signed and sealed thereby its officers, duly authorized thereto by  
 order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

MARTIN DEVELOPMENT CORPORATION

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

California San Francisco ) ss.

STATE OF OREGON, County of Klamath, 1976

STATE OF OREGON, ) ss.

County of \_\_\_\_\_, 19\_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

Before me:

Notary Public for Oregon

My commission expires \_\_\_\_\_

(OFFICIAL  
SEAL)NANCY L. PETERSON  
NOTARY PUBLIC FOR OREGON  
CLATSOP COUNTY  
My Commission Expires Aug. 5, 1978

STATE OF OREGON, ) ss.

County of KLAMATH

I certify that the within instru-  
 ment was received for record on the  
4th day of MARCH, 1976,  
 at 12:10 o'clock P.M., and recorded  
 in book N. 76 on page 3086 or as  
 file/reel number 10942,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

W. D. HILNS

By Hazel Drake Deputy  
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara RemstedtPO Box 160  
Bly, Ore. NAME, ADDRESS, ZIP 97622

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

Same

NAME, ADDRESS, ZIP

49310