

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 consideration (indicate which).^① (The sentence between the symbols ①, 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 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 _____

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 _____

MARTIN DEVELOPMENT CORPORATION

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

California San Francisco

STATE OF OREGON, County of _____

Feb 23, 1976

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 theSecretary secretary of MARTINDEVELOPMENT 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 be-
half 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:

Notary Public for Oregon

My commission expires _____

(OFFICIAL
SEAL)

NANCY L. PETERSON
NOTARY PUBLIC CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
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
23 day of FEBRUARY, 1976,
at 12:10 o'clock P.M., and recorded
in book 176 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. MILNE

By Hazel Dray Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Barbara RemstedtPO Box 160Blg Chic NAME, ADDRESS, ZIP 97622

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

Same

NAME, ADDRESS, ZIP