

1-1-74

11800

WARRANTY DEED

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CA 11

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 HENDRIK W.A. BOS  
 and Nanci D. BOS, husband and wife, 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 3 in Block 8 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 \$ 9,500.00

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 15<sup>th</sup> day of March, 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.

MARTIN DEVELOPMENT CORPORATION

(If executed by a corporation,  
affix corporate seal)

By Walter E. Remstedt Pres.

By Nancy L. Wilkinson Sec.

California San Francisco

STATE OF OREGON,

STATE OF OREGON, County of San Francisco ss.

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

March 15, 1976

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

Personally appeared Walter E. Remstedt and  
Nancy L. Wilkinson, whc, being duly sworn,each for himself and not one for the other, did say that the former is the  
President

Secretary 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 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.(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

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

Before me:

Notary Public for Oregon

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

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
 ment was received for record on the  
 25<sup>th</sup> day of March, 1976,  
 at 3:53 o'clock P.M., and recorded  
 in book 76 on page 4275 or as  
 file/reel number 11800

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

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

FEE \$ 3.00

Martin Development Corporation

240 Stockton St.

San Francisco, Ca 94108

GRANTOR'S NAME AND ADDRESS

Hendrik W.A. Bos and Nanci D. Bos

P.O. Box 612

Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hendrik W. A. Bos and Nanci D. Bos

P.O. Box 612

Bly, Oregon 97622

NAME, ADDRESS, ZIP

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

Hendrik W. A. Bos and Nanci D. Bos

P.O. Box 612

Bly, Oregon 97622

NAME, ADDRESS, ZIP