

1-1-74

WARRANTY DEED

Vol. 116 Page 497112312

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 LESLIE L. HOLGATE JR
 and MARY ANN HOLGATE, husband and wife, as tenants in 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 4 in Block 3 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 \$ 4,000.00.
~~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 1st day of SEPT, 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,
 attach corporate seal)

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 _____

MARTIN DEVELOPMENT CORPORATION

By Walter E. Remstedt Pres.By Nancy L. Wilkinson Sec.California San Francisco) ss.
 STATE OF OREGON, County of _____March 15, 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 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 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:

Joan Allenseal OFFICIAL SEAL (OFFICIAL
 JOAN ALLENSEAL)
 Notary Public for Oregon CITY AND COUNTY OF SAN FRANCISCO
 My commission expires July 12, 1978

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instru-
 ment was received for record on the
8th day of APRIL, 1976,
 at 9:47 o'clock A.M., and recorded
 in book M 76 on page 4971 or as
 file/reel number 12312

SPACE RESERVED
 FOR
 RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer

By Harold Wagner Deputy

FEE \$ 3.00

After recording return to:

Mary Ann Holgate
PO Box 115 - 134th Ave
 NAME, ADDRESS, ZIP

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

Same
 NAME, ADDRESS, ZIP