

1-1-74

A-26986 16082

WARRANTY DEED

Vol. 76

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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 MARC D. HILL and KANDY C. HILL, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3 in Block 1 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 \$ 20,616.00
~~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 4th day of June, 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 San Francisco } ss.
June 5, 1976

Personally appeared the above named
WALTER E. REMSTEDT and
NANCY L. WILKINSON

and acknowledged the foregoing instru-
ment to be their voluntary act and deed

Before me, NANCY M. PETERSON,
NOTARY PUBLIC-CALIFORNIA,
CITY & COUNTY OF SAN FRANCISCO,
MY COMMISSION EXPIRES Aug. 5, 1978.
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 San Francisco
JUNE 4, 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, Walter E. Remstedt,
NOTARY PUBLIC-CALIFORNIA,
CITY & COUNTY OF SAN FRANCISCO,
MY COMMISSION EXPIRES Aug. 5, 1978.
Notary Public for California
My commission expires: Aug. 5, 1978

(OFFICIAL
SEAL)

Martin Development Corp.

P.O. Box 141

Bly, Oregon 97522

GRANTOR'S NAME AND ADDRESS

Marc D. Hill and Kandy C. Hill

Pinecrest

Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marc D. Hill and Kandy C. Hill

Pinecrest

Bly, Oregon 97622

NAME, ADDRESS, ZIP

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

Marc D. Hill and Kandy C. Hill

Pinecrest

Bly, Oregon 97622

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-
ment was received for record on the
9th day of JULY, 1976,
at 9:48 o'clock A.M., and recorded
in book M. 76 on page 10395 or as
file/reel number 16082

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

WM. D. MILNE

By Wm. D. Milne Recording Officer
Deputy

FEE \$ 3.00