

17563

WARRANTY DEED

STEELE'S NEW LAW PUBLISHING CO. PORTLAND, ORE. 97204

Vol. 76 Page 12472

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 ADDISON LEWIS JOHNSON and ORMA L. JOHNSON, 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 1 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 \$ 28,700.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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.

MARTIN DEVELOPMENT CORPORATION

(If executed by a corporation, affix corporate seal)

By Walter E. Remstedt Pres.

By Nancy L. Wilkinson Sec.

California

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 behalf 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:

(OFFICIAL SEAL)

STATE OF OREGON,)
County of San Francisco) ss.
June 4, 1976

Personally appeared the above named:

and acknowledged the foregoing instrument to be
voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Notary Public for California

My commission expires: Aug. 5, 1978

Martin Development Corporation

P.O. Box 141

Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS

Addison Lewis Johnson and Orma L. Johnson

P.O. Box 404

Forest Falls, Calif. 92339

GRANTEE'S NAME AND ADDRESS

After recording return to:

Addison Lewis Johnson and Orma L. Johnson

P.O. Box 404

Forest Falls, Cal. 92339

NAME, ADDRESS, ZIP

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

Addison Lewis Johnson and Orma L. Johnson

P.O. Box 404

Forest Falls, Calif. 92339

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of AUGUST, 1976, at 11:30 o'clock A.M., and recorded in book M 76 on page 12472 or as file/reel number 17563.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00