

1-1-74

WARRANTY DEED

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A-27328 13755
 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
 Clarence O. Sandmel and Laura E. Sandmel, 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 12 in Block 5 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 \$ 6,250.00
 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 27th day of September, 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

By Walter E. Remstedt Pres.
 By Samuel Wheeler Vice-Pres.

STATE OF OREGON, County of San Francisco) ss.
 Sept. 27, 1976

Personally appeared Walter E. Remstedt and
 E. Samuel Wheeler 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
 Vice-president 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:

(OFFICIAL SEAL)

Before me, NANCY M. PETERSON
 Notary Public for the State of California
 City & County of San Francisco
 My commission expires Aug. 5, 1978

Notary Public for the State of California
 My commission expires Aug. 5, 1978

GRANTOR'S NAME AND ADDRESS
 GRANTOR'S NAME AND ADDRESS
 After recording return to:
 Clarence O. Sandmel
 Box 107
 Hwy 97623
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address:
 Same as above
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-

ment was received for record on the

1 day of Oct., 1976,

at 3:47 o'clock P.M., and recorded

in book M76 on page 15502 or as

file/reel number 19755

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

By [Signature] Recording Officer

Deputy