

1-1-74

13760

WARRANTY DEED

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15516

A-21300
 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
Franklin N. Womack and Irene S. Womack, 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 4 in Block 7 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 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 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____,

19____,

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____

(OFFICIAL SEAL)

Before me, NANCY M. PETERSON,
 Notary Public-California
 City & County of San Francisco
 My Commission Expires Aug. 5, 1978

My commission expires _____

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 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:

Notary Public for Oregon Chas. F. R. U. A.

My commission expires: Aug. 5, 1978

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the
1st day of Oct., 1976,
 at 3:47 o'clock P.M., and recorded
 in book M. 76 on page 15516 or as
 file/reel number 19760

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm D. Milne

By Chas. F. R. U. A. Recording Officer
 Deputy

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Franklin Womack
1708 Kennedy Dr
K Falls

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP