

1-1-74

19922A-26988

WARRANTY DEED

Vol. 76 Page 15711

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  
WALTER L. STRAIN and JOAN F. STRAIN, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in Block 4 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 \$ 25,937.00  
~~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 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 \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

(OFFICIAL  
SEAL)

Before me,

Notary Public for Oregon

My commission expires \_\_\_\_\_



NANCY M. PETERSON  
NOTARY PUBLIC-CALIFORNIA  
CITY & COUNTY OF SAN FRANCISCO  
My Commission Expires Aug 5, 1978

MARTIN DEVELOPMENT CORPORATION

By Walter E. Remstedt, President

By Nancy L. Wilkinson, Secretary

California, 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:

Notary Public for California

My commission expires: Aug 5, 1978

(OFFICIAL  
SEAL)

Martin Development Corporation

P.O. Box 141

Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS

Walter L. and Joan F. Strain

P.O. Box 134

Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter L. and Joan F. Strain

P.O. Box 134

Bly, Oregon 97622

NAME, ADDRESS, ZIP

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

Walter L. and Joan F. Strain

P.O. Box 134

Bly, Oregon 97622

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
6th day of OCTOBER, 1976,  
at 2:35 o'clock P.M., and recorded  
in book M. 79 on page 15711 or as  
file/reel number 19922

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording Officer

By Hazel Chazal, Deputy

FEE \$ 3.00