

1-1-74 A-27300 20950 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARTIN DEVELOPMENT CORPORATION, California corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN M. WOMACK AND IRENE S. WOMACK, 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 7 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 of record and apparent on the land and to all exceptions shown in title policy whether part of the standard form or not.

Sellers Warranty of title shall be deemed fully performed when a standard form policy of title insurance, covering the property conveyed, is delivered to Buyer.

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;

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 15 day of October, 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., California County of San Francisco ) ss. October 15, 1976

STATE OF OREGON, ) ss. County of ) Personally appeared the above named

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 the latter is the Vice President of MARTIN DEVELOPMENT 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 NANCY M. PETERSON, Notary Public for California, City & County of San Francisco, My commission expires Aug. 5, 1978. My commission expires: 8-5-78

STATE OF OREGON, ) ss. County of KLAMATH I certify that the within instrument was received for record on the 29th day of OCTOBER, 1976, at 3:22 o'clock P.M. and recorded in book N 76 on page 17222 or as file/reel number 20950

Record of Deeds of said county. Witness my hand and seal of County attixed. WM. D. MILNE Recording Officer By Hazel Draper Deputy

GRANTOR'S NAME AND ADDRESS: Franklin Womack, 1708 Kimberly Drive, Klamath Falls, OR 97601

After recording return to: Franklin Womack, 1708 Kimberly Drive, Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP: Same as above

NAME, ADDRESS, ZIP: Same as above

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(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

(OFFICIAL SEAL)

SPACE RESERVED FOR RECORDER'S USE

RECORDER'S USE

FEE \$ 3.00