

1-1-74

A-28120 31546

WARRANTY DEED

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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 Jack N. Reeves and Willa J. Reeves, and Brian H. Reeves\* (continued on reverse), 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 2 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 \$ 9,500.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, 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 June, 1977; 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 \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

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

MARTIN DEVELOPMENT CORPORATION

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

California

STATE OF OREGON, County of San Francisco ) ss.

June 15, 1977

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 president and that the latter is the Vice-President secretary 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 me:

Notary Public for CaliforniaMy commission expires: April 28, 1981

OFFICIAL PEGGY STANCH

NOTARY PUBLIC - CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO  
My Commission Expires April 28, 1981

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr & Mrs Jack N Reeves  
C/O Martin Dev Co  
PO Box 141 Bl. Or 97622

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

11166

\*not as tenants in common, but with a right of survivorship  
so that upon the death of one or more, title shall vest with  
the survivor or survivors

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of KLAMATH COUNTY TITLE CO

this 24th day of JUNE A. D. 1977 at 11:51 o'clock AM and

duly recorded in Vol. M77, of DEEDS on Page 11165

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton

FORM NO  
1976

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