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WARRANTY DEED

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14570

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 ALMA A. FIELD, a single woman, and JAMES B. DeLOVELY, a single man, who take title not as tenants in common, but with the right of survivorship so that upon death title shall vest with the survivor, 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 6 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.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of August, 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 Klamath,

Personally appeared the above named

Walter E. Remstedt

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires: 3/14/81

OFFICIAL SEAL  
PEGGY MUNICH  
NOTARY PUBLIC, CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO  
My Commission Expires April 28, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of AUGUST, A.D., 1977 at 11:30 o'clock A.M., and duly recorded in Vol. 77, DEEDS on Page 14570.

FEE \$ 3.00

MARTIN DEVELOPMENT CORPORATION

By: Walter E. Remstedt, Pres.

By: J. S. Wheeler, Vice Pres.

California

STATE OF OREGON, County of San Francisco,

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

Vice-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 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/California

My commission expires:

On this 4th day of August, in the year one thousand nine hundred and eighty, before me, PEGGY MUNICH

a Notary Public, State of California, duly commissioned and sworn, personally appeared E. S. WHEELER

known to me to be the Vice Pres. of the corporation described in and that executed the within instrument, and also known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same MARTIN DEVELOPMENT CORPORATION

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City and County of San Francisco the day and year in this certificate first above written.

Peggy Munich

Notary Public, State of California

WM. D. MILNE, County Clerk

By Hazel Kragle Deputy