

34033

WARRANTY DEED

REVERENDS LAW PUBLISHING CO. PORTLAND, OR. 97204

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 Benjamin R. Quick and Judith L. Quick, husband and wife, as tenants by the entirety, 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 3 in Block 3 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. 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 9.10.30.)

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 9 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 ss.August 12, 1977

Personally appeared the above named

Walter E. Remstedt

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

Before me:

Elizabeth Muckley

Notary Public for Oregon

My commission expires: 3-14-81

MARTIN DEVELOPMENT CORPORATION

By Walter E. Remstedt Pres.By E. Samuel Wheeler Vice Pres.STATE OF CALIFORNIA, County of San Francisco ss.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 secretary of

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:

Walter E. Remstedt

Notary Public for Oregon/California

My commission expires: 9/23/77

STATE OF CALIFORNIA

COUNTY OF San Francisco ss.On this 10th day of August, in the year one thousand ninehundred and Seventy Seven, before me, PEGGY MUNICH

a Notary Public, State of California, duly commissioned and sworn, personally appeared

E. SAMUEL WHEELER

known to me to be the Vice President 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



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STATE OF OREGON, COUNTY OF KLAMATH; ss.
for record at request of KLAMATH COUNTY TITLE CO.
his 12th day of AUGUST A. D. 1977 at 3:31 o'clock P.M., and
duly recorded in Vol. 1477, of DEEDS on Page 14275
FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Harold L. May*

OPK 11.7C