

1-1-74

A-28459 36535

WARRANTY DEED

Vol. 77 Page 18382

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 Henry M. Bray and Mabel A. Bray, 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 5 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 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 14th day of September, 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.

MARTIN DEVELOPMENT CORPORATION

By Walter E. Remstedt Pres.By E. Samuel Wheeler Vice Pres.STATE OF OREGON, County of KLAMATH ss.Personally appeared Walter E. Remstedt and

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.

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

My commission expires: 8-5-79

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

STATE OF CALIFORNIA,

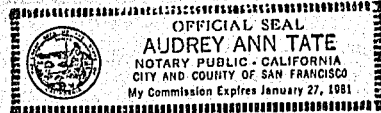
City and County of San Francisco ss:

On this 14th day of September, in the year one thousand nine hundred and Seventy. Sever before me, Audrey Ann Tate, a Notary Public, State of California, duly commissioned and sworn, personally appeared E. Samuel Wheeler, Vice President

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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.

Audrey Ann Tate
Notary Public, State of California.

My Commission Expires January 27, 1981

At
Mt
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Kla

Ret.
Klam. Co. Title

18383

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of KLAMATH COUNTY TITLE CO.
this 29th day of SEPTEMBER A. D. 1977 3:37 o'clock PM., and

only recorded in Vol. M77, of DEEDS on Page 1-8382

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernard J. Litch

At
Mt
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Kla