

1-174

A. 29237

46998

WARRANTY DEED

Vol. 1478 Page 8270



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 Donald E. Hayes and Terralea J. Hayes, 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 4 in Block 6 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;

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 \$ 9,800.00. 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 93.930.)

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 October, 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 _____

} ss.

, 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. Pemstedt Pres.By Samuel Whaley Vice Pres.STATE OF Oregon, County of Klamath) ss.April 30, 1978Personally appeared Walter E. Pemstedt and _____

_____, 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 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:

Elizabeth Muehlberg

Notary Public for Oregon

My commission expires: 3-14-1981

(OFFICIAL SEAL)

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/roll 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:

Donald E. HayesBox 11Druid City, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

8271

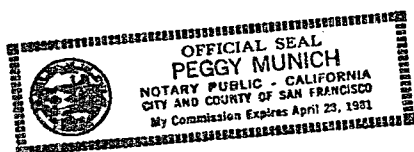
STATE OF CALIFORNIA

COUNTY OF San Francisco ss.

On this 3rd day of October in the year one thousand nine hundred 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



Printed 5/72

Cowdery's Form No. 28-Acknowledgment Corporation (C. C. Secs. 1190-1190.1)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on the 26th day of April A. D. 1978 at 3:46 P. M., and

duly recorded in Vol. M78, of Deeds on Page 8270

Wm D. MILNE, County Clerk

By *Bernard H. Letoch*

Fee \$6.00