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A-29228 50962

WARRANTY DEED IN LIEU OF FORECLOSURE

Page 14069

KNOW ALL MEN BY THESE PRESENTS, That FRANK E. KENNEMUR and ELAINE C. KENNEMUR, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN DEVELOPMENT CORPORATION, a California corporation, 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 8 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.

(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 \$ 10,000.00. 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 29th day of June, 19 78; 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)

FRANK E. KENNEMUR

ELAINE C. KENNEMUR

STATE OF OREGON, County of Klamath ss.

STATE OF OREGON, WASHINGTON }
County of Clatsop } ss.
June 29, 19 78

Personally appeared the above named

Frank E. Kennemur and Elaine C. Kennemur

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1/9/82

Personally appeared Frank E. Kennemur and Elaine C. Kennemur 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

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

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Martin Development Corp.
P.O. Box 141
Redding, Oregon
NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of June, 19 78, at 3:29 o'clock P.M., and recorded in book 478 on page 14069 or as file/reel number 50962.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Deputy Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE