

K-33980

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR. 97104

1-1-74

93584

WARRANTY DEED

Vol. m 80 Page 23988



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 Ray Lee Chandler and Bonnie Jean Chandler, 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 2 in Block 5 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 \$ 9,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24 day of November, 1980; 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)

MARTIN DEVELOPMENT CORPORATION
By Walter E. Remstedt Pres.
By Samuel Whaley Vice Pres.

STATE OF OREGON, } ss.
County of Klamath
November 24, 1980

Personally appeared the above named
Walter E. Remstedt

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-14-81

STATE OF Oregon, County of Klamath } ss.
1980
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, 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 Dev.
Box 141
Blk 5 97622

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of

I certify that the within instrument was received for record on the day of 1980, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer
By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

23989

TO 1945 CA (8-74)
(Corporation)



STATE OF CALIFORNIA
COUNTY OF SANTA CLARA } SS.
On 11-26-80

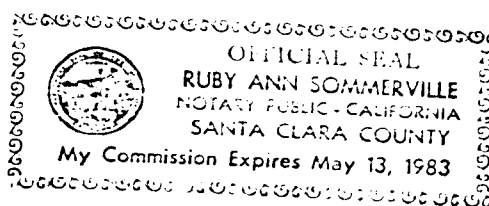
STAPLE HERE

State, personally appeared WALTER E. REMSTEDT before me, the undersigned, a Notary Public in and for said known to me to be the President and Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

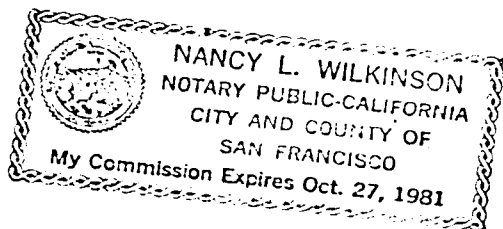
Signature

Ruby Ann Sommerville



(This area for official notarial seal)

STATE OF CALIFORNIA
City and San Francisco } ss.
COUNTY OF SAN FRANCISCO



On this 20th day of September in the year one thousand nine hundred and 78, before me, Nancy L. Wilkinson 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 Warranty Deed.

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.

Nancy L. Wilkinson
Notary Public, State of California

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

Printed 5/72

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 10th day of December A. D. 1980 at 4:00 clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 23988

Fee \$7.00

By Jenneth A. Litch
W. D. MILNE, County Clerk