

3414

WARRANTY DEED

Vol. 75 8938

KNOW ALL MEN BY THESE PRESENTS, That SHAMROCK DEVELOPMENT COMPANY, INC.,
an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE E. MARQUART
and VIRGINIA MARQUART, husband and wife,

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 ap-
pertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

The SE 1/4 SW 1/4 of Section 21, Township 40 South, Range 1 E.W.M.,
SUBJECT To: Contract and/or lien for irrigation and/or drainage and
easements and rights of way of record or apparent on the land; to acreage
and use limitations under provisions of United States Statutes and regula-
tions issued thereunder; the assessment roll and tax roll disclose the
above-described premises were specially assessed as farm land. If the
land becomes disqualified for the special assessment under the statute,
an additional tax may be levied for the years since October 5, 1970, in
which the land was subject to the special land use assessment; to
dedication for roadway executed by Dulcy Stiffler to Klamath County,
across Secs. 20 and 21, Twp. 40 S.R. 1 E.W.M., recorded August 2, 1916
on page 57 of Vol. 46, Deed Records of Klamath County, Oregon, and reserv-
ing to Grantor a 25 foot easement along the length of the south boundary
for access road right of way.

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 set forth, and any incumbrances which may have been created by grantor
on or after June 26, 1970,

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 \$ 1000.00.

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 30 day of June, 1975;
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)

SHAMROCK DEVELOPMENT COMPANY, INC.

Secretary

STATE OF OREGON,

County of _____

ss.

, 19

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____
voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath

June 30, 1975

ss.

Personally appeared Daniel J. O'Connor

and

each for himself and not one for the other, did say that the former is the
he is the _____ who, being duly sworn,
president and that the latter is the
secretary of SHAMROCK DEVELOPMENT COMPANY, INC., 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 be-
half 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 8/23/75

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-
ment was received for record on the
1st day of AUGUST, 1975,
at 4:00 o'clock P.M., and recorded
in book M 75 on page 8938 or as
file/reel number 3414

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

By Hazel Hagedorn Deputy
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel J. O'Connor, Atty
411 Pine
City

NAME, ADDRESS, ZIP

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

Clarence E. Marquart
18 Montana St
Richmond, CA 94804

NAME, ADDRESS, ZIP