

54039

WARRANTY DEED

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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 Fred L. Nelson and Florence K. Nelson, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That parcel of land described as the NW 1/4 NW 1/4 of Section 28, Township 40 South, Range 8, East of the Willamette Meridian, containing ten acres more or less, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: contract and/or lien for irrigation and/or drainage; easements and rights of way of record or apparent on the land; rights of the public in and to any portion of the above described property lying within the limits of any roads or highways;

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 set forth above.

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 \$ 4,500.00. 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 22 day of August, 1978, 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 Klamath

19

Personally appeared the above named

STATE OF OREGON, County of Klamath

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Personally appeared

Daniel J. O'Connor

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 Shamrock Development Co., a corporation,

he is

Development Co.

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 the hall 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:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

8/23/79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred L. Nelson Rt. 3, Box 333
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of August, 1978, at 4:44 o'clock P.M., and recorded in book 1175 on page 18871 or as file/reel number 54039

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *[Signature]* Recording Officer
Deputy