

54676

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Shamrock Development Company, Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cedar Trails Land Development Company, LTD, a limited partnership in Oregon, 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 #1 in Block 1 of Cedar Trails, a duly recorded subdivision in Klamath County, Oregon Tract 10813 Cedar Trails

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 excepting

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 \$ 6681.00

In construing this deed and what 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 3 day of Nov, 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.

Robert J. Mullen
Dan O'Connor

STATE OF OREGON,)
 County of) ss.
 19)
 Personally appeared the above named

STATE OF OREGON, County of Klamath) ss.
 NOV. 3 19 77)
 Personally appeared Robert J. Mullen and Dan O'Connor 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

and acknowledged the foregoing as their voluntary act and deed.
 Before me:
 Notary Public for Oregon
 My commission expires:

SHAMROCK DEVELOPMENT CO. 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.
Wm. D. Milne
 Notary Public for Oregon
 My commission expires: 8/23/79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Also recorded refers to:
Cedar Trails
1040 - Cedar Trails
10 - Cedar Trails
 Unless a change is requested all new documents shall be used to the full page width.
Same
 NAME, ADDRESS, ZIP

RECORDED FOR RECORDERS USE

STATE OF OREGON,)
 County of Klamath) ss.
 I certify that the within instrument was received for record on the 8th day of September, 1978, at 2:19 o'clock P. M., and recorded in book M78 on page 19892 or as file/roll number 54676. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
 Recording Officer
 By *Wm. D. Milne* Deputy
 Fee \$3.00