

1-1-74

62747

WARRANTY DEED

Vol. M79 Page 3810

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 CHARLES

GUZZO and HELEN GUSSO, 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:

S 1/2 of the SW 1/4 of the NW 1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian laying southwesterly of the Keno-Warden County Road containing 18 acres more or less.

Shamrock Development retains a 60 foot strip along the easterly boundary for purposes of providing an access roadway.

(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 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 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 \$5,400.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ②(The sentence between the symbols ①, 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 12 day of Feb., 1979 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 _____

} ss.

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Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

Feb. 12

19 79

} ss.

Personally appeared Dan O'Connor

and

_____ who, being duly sworn, each for himself and not one for the other, did say that the former is the

secretary of Shamrock Development Company

_____ 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:

8/23/79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: David Vandenberg Jr.
411 Pine St.
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

} ss.

I certify that the within instrument was received for record on the 20th day of February, 1979, at 10:05 o'clock A.M., and recorded in book M79 on page 3810 or as file/reel number 62747, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernice J. J. J. Deputy

Fee \$3.00

RECEIVED 10:05 AM

FEB 20 1979

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