

64993

WARRANTY DEED

Vol. M79 Page 7359

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT ELROSS and JEAN ELROSS, 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:

The SW1/4NE1/4NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO AND EXCEPTING: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (2) Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; (3) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

(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 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 \$3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 21 day of March, 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)

SHAMROCK DEVELOPMENT COMPANY, INC.

By:

[Signature]

STATE OF OREGON, } ss.
County of _____, 19____

STATE OF OREGON, County of Curry } ss.
March 21, 1979

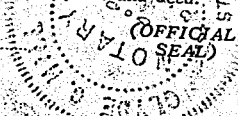
Personally appeared DANIEL J. O'CONNOR and

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 Company.

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:
[Signature]
Notary Public for Oregon

My commission expires: 11-15-81



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: _____

Shamrock Development Company
411 Pine Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Robert Elross & Jean Elross

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert Elross

2525 8th St.

Berkeley, CA 94710

NAME, ADDRESS, ZIP

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

Robert Elross

2525 8th St.

Berkeley, CA 94710

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of April, 1979, at 9:20 o'clock A.M., and recorded in book M79 on page 7359 or as file/reel number 64993

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

By *[Signature]* Recording Officer
Deputy

Fee \$3.00

ck 328