

1-1-74

71795

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Shamrock Development Company, an 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 # 5, in Block 5 of Cedar Trails, a duly recorded subdivison in Klamath County, Oregon, Tract 1083 Cedar Trails.

(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 excepting none.

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 \$ 6,263.00 which is the whole 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 16th day of November, 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 } 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) ss.
November 16, 1978

Personally appeared Robert J. Mullen and John M. 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

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.

Before me:

Notary Public for Oregon

My commission expires: Jan. 24, 1981

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Cedar Trails
2414 Western
Klamath Falls Ore 97601
NAME, ADDRESS, ZIP

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

Same as know listed
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 3rd day of August, 1979, at 10:53 o'clock A.M., and recorded in book 179 on page 18492 or as file/reel number 71795, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernhardt J. Litch Recording Officer
Deputy

Fee \$3.50