

78055

WARRANTY DEED

STEVEN-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 779 Page 28644

KNOW ALL MEN BY THESE PRESENTS, That 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 # 17 in Block 3 of Cedar Trails, a recorded subdivision in Klamath County, Oregon, Tract 1083 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 none

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. (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 3 day of Nov. 19 77; 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

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: 8/23/79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas Sunday
2414 Western
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 12th day of December, 19 79, at 4:21 o'clock P. M., and recorded in book M79 on page 28644 or as file/reel number 78055
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernhardt Felsch Recording Officer
Deputy

Fee \$3.50