

11900

WARRANTY DEED—STATUTORY FORM

SHAMROCK DEVELOPMENT COMPANY, INC. a corporation
Grantor, conveys and
duly organized and existing under the laws of the State of Oregon
warrants to WILLIAM L. SANDERS and SUSAN M. SANDERS, husband and wife—Grantee,
the following described real property free of encumbrances except as specifically set forth herein situated in
Klamath County, Oregon, to-wit:

Lot 19 in Block 2 of Klamath River Sportsman's
Estates, according to the official plat thereof
on file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO and EXCEPTING (1) Taxes for the year 1981-82 in the balance of \$1.75;
(2) Release of claim for damages resulting from raising and/or lowering the
water of Klamath River, including the terms and provisions thereof, given by
Roy W. Nelson, et al to California-Oregon Power Company, a California corpora-
tion, and The California Oregon Power Company, a California corporation, dated
—see reverse side—

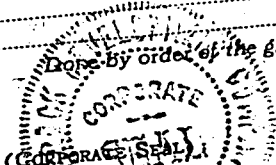
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except restrictions, reservations, rights of
way of record and those apparent on the land and those listed above.

The true consideration for this conveyance is \$1,290.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on May 11, 1982

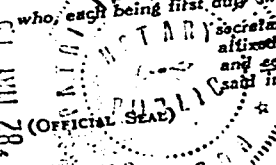
SHAMROCK DEVELOPMENT COMPANY, INC.
By John M. O'Connor Vice-President
By Dan O'Connor Secretary



STATE OF OREGON, County of Klamath ss:
John M. O'Connor and Dan O'Connor

Personally appeared
who, each being first duly sworn, did say that the former is the Vice-president and that the latter is the
Secretary of Shamrock Development Company, Inc., 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: Patricia C. Jutman
Notary Public for Oregon; My commission expires: 10/24/83



WARRANTY DEED

Shamrock Development Co., Inc.
William L. & Susan M. Sanders
648 Ninth Street
Hermosa Beach, CA 90254
GRANTEE'S ADDRESS, ZIP

After recording return to:
Shamrock Development Co., Inc.
411 Pine Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:
William L. & Susan M. Sanders
648 Ninth Street
Hermosa Beach, CA 90254
NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath } ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

EVELYN BIEHN, County Clerk
Recording Officer
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Continuation of SUBJECT TO, and EXCEPTING (2) June 10, 1930, recorded December 22, 1931, in Volume 96, page 440, Deed Records of Klamath County; (3) Easement and right to raise and/or lower water level of Klamath River between elevations of 4085 and 4086.5 feet above sea level, including the terms and provisions thereof, given by Roy W. Nelson, et al to California Oregon Power Company, a California corporation, and The California Oregon Power Company, a California corporation, dated June 10, 1930, recorded December 22, 1931, in Volume 96, page 441, Deed Records of Klamath County, Oregon; (4) Reservations and restrictions contained in the dedication of Klamath River Sportsman's Estates; and (5) Deed restrictions, covenants and conditions for Klamath River Sportsman's Estates, Klamath County, Oregon, dated April 15, 1968, recorded May 6, 1968, in Volume M68, page 4084, Deed Records of Klamath County, Oregon.
END OR CONTINUATION.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 19 day of May A.D. 19 82 at 2:44 o'clock P.M. and
duly recorded in Vol. M 82 of Deeds on Pg. 6182

Fee \$8.00.

By Jay McArthur
EV. LYN BIRD, County Clerk

