

MTC-153251
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
CARROLL L. RAUCH

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 25, Block 1; TRACT NO. 1083 - CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$20,500.00

The whole consideration paid for this transfer includes other property of Klamath County, Oregon, which is the subject of a separate deed recorded in the office of the County Clerk of Klamath County, Oregon.

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 26th day of August, 1985; 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.

By:

SHAMROCK DEVELOPMENT COMPANY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

19____

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

August 26, 1985

ss.

Personally appeared

ROBERT MULLER

who, being duly sworn, each for himself, depose and say that the grantor is the president and that the grantor is the president of the SHAMROCK DEVELOPMENT COMPANY.

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:

Kristi L. Kedd
Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL SEAL)

Shamrock Development Company
411 Pine Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Carroll L. Rauch

12750 SE 110th Court

Clackamas, OR 97015

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument 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.

By _____

Recording Officer
Deputy

continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Covenants, conditions, and restrictions as shown on the recorded plat, as follows: (1) Public utilities easement as shown on the annexed plat; (2) Building set-back lines as shown on the annexed plat; (3) Additional restrictions as provided in any recorded protective covenants.
3. Subject to a 45 foot building setback from Bear Ridge Trail as shown on dedicated plat.
4. Subject to a 16 foot utility easement over South lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 27th day of August A.D., 19 85 at 10:29 o'clock A.M., and duly recorded in Vol. M85 of Deeds on Page 13622

FEE \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*

[Faint, mostly illegible text, likely the body of the deed or a reference to another document.]

STATE OF OREGON
COUNTY OF KLAMATH
I, _____
do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of said County of Klamath, State of Oregon.

STATE OF OREGON
COUNTY OF KLAMATH
I, _____
do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of said County of Klamath, State of Oregon.

[Faint, mostly illegible text, likely the body of the deed or a reference to another document.]