

59886

WARRANTY DEED

Vol. m86 Page 5603

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 DAVID G. KORZAN, a single man, 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 21, Block 1, Tract No. 1083 CEDAR TRAILS, in the County of Klamath, State of Oregon.

(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 Those Set out in Exhibit "A" attached hereto

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 \$ 15,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 3RD day of April, 1986; 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PREMISES SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

SHAMROCK DEVELOPMENT COMPANY

BY: *Robert J. Mullen*

STATE OF OREGON,

County of

STATE OF OREGON, County of Klamath) ss.
April 4, 1986

Personally appeared Robert J. Mullen 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

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:

W. Eugene J. Addington

Notary Public for Oregon

My commission expires: 3-22-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Shamrock Development Company

GRANTOR'S NAME (AND ADDRESS)

David G. Korzan

GRANTEE'S NAME (AND ADDRESS)

After recording return to:

David G. Korzan

P.O. Box 409

Keno, OR

NAME, ADDRESS, ZIP

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

David G. Korzan

P.O. Box 409

Keno, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways, including public road dedication in Deed Book 46 at page 56, Book 46 at page 57, Book 46 at page 48, which contains reverter provisions.
2. Release, including the terms and provisions thereof, pertaining to control of water level of Klamath Lake from Roy W. Nelson, et al., to the California Oregon Power Company, recorded December 23, 1931, in Deed Book 96 at page 440. (Covers SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 17, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 20)
3. Easement, including the terms and provisions thereof, pertaining to the control of the water level of Klamath Lake recorded December 21, 1931, in Deed Book 96 at page 441. (Covers NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 20)
4. Reservations for right of way for future pipe lines, track roads and railroad contained in deed from Klamath County, Oregon, dated August 21, 1946, recorded August 21, 1946 in Book 194 at page 249, Deed Records. (Covers NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 20)
5. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.
6. Declaration of Conditions, Restrictions:

| | |
|----------|----------------|
| Recorded | : July 3, 1978 |
| Book | : M-78 |
| Page | : 14229 |
| Fee # | : 51076 |

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 4th day
 of April A.D. 19 86 at 3:48 o'clock P M., and duly recorded in Vol. M86
 of _____ Deeds on Page 5603

FEE \$14.00

Evelyn Biehn, County Clerk
 By [Signature]