

61478

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
Shamrock Development Company

Vol. 1186 Page 8452

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Larry D. Burg and Marie K. Burg, Husband and Wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South one-half of Lot 8, Block 7, TRACT 1083, CEDAR TRAILS, according
to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

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 property should check with the appropriate city or county
planning department to verify approved uses."

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

set forth on the reverse of this deed or those apparent upon the land, and that
if any as of the date of this deed, 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 \$ 7,500.00
However, the actual consideration consists of or includes other property or value given or promised 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 15th day of May, 1996;
if a corporate grantor, it has caused it's name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

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 instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

May 15, 1986

Personally appeared Robert Muller

and

who, being duly sworn,
each for himself and not one for the other, did say that the Shamrock Development Company is the
president and that the latter is the
secretary of

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 be-
half 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: 7/13/89

Shamrock Development Company

GRANTOR'S NAME AND ADDRESS

Larry D. Burg and Marie K. Burg
2024 Holabird
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

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.

By _____

Recording Officer

Deputy

8453

Subject to:

1. Set back provisions as delineated on the recorded plat, 45 feet from the West and South lot lines.
2. Reservations and restrictions as contained in plat dedications.
3. Declaration of Restrictions but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 3, 1978 in Volume M78, page 14229, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 16th day of May A.D., 19 86
at 2:10 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 8452
Evelyn Biehn, County Clerk
By Pam Smith

Fee, \$14.00

Deputy.