

KNOW ALL MEN BY THESE PRESENTS, That

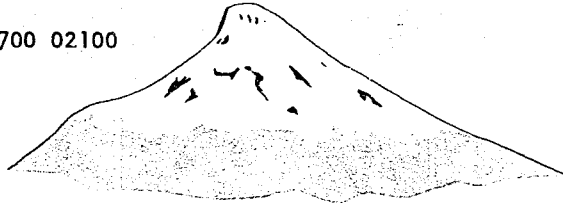
JAMES PATRICK O'SHEA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE R. BURGER, Trustee of the Margaret W. Smith, Deceased Trust

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:

The SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3510 01700 02100



## 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, covenants conditions, restrictions, easements, those of record and apparent to the land 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 \$ 7,500.00

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 29th day of December, 1988; 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.

*James Patrick O'Shea*  
James Patrick O'Shea

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
December 29, 1988.

Personally appeared the above named James Patrick O'Shea

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Christine L. Redd*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

19\_\_\_\_

Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_

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:

(OFFICIAL SEAL)

James Patrick O'Shea  
1355 Nannette Circle, Apt 104  
Reno, NV 89502

GRANTOR'S NAME AND ADDRESS

Dale R. Burger, Trustee  
618 Arroyo Dr  
South Pasadena, CA 91030

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Burger  
above address

NAME, ADDRESS, ZIP

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

Burger  
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of Jan., 1989,

at 9:54 o'clock AM., and recorded

in book M89 on page 110 or as

file/reel number 95583

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

*B. Pauline Mulendore* Deputy

Fee \$8.00

SPACE RESERVED  
FOR  
RECORDER'S USE