

98354

MTZ-21095D

WARRANTY DEED

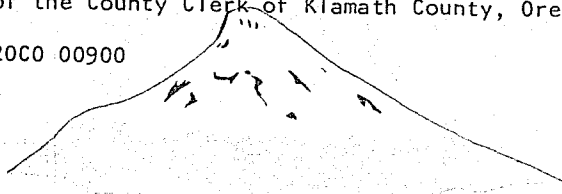
Vol. m89 Page 4903

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 JOHN F. VAUGHN and BETTY SUE VAUGHN, as tenants by the entirety, 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 14, Block 3, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4008 020C0 00900



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.

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 \$ 24,000.00

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 12 day of March, 1989; 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.

SHAMROCK DEVELOPMENT COMPANY

BY: [Signature] Robert Mullen, President

[If executed by a corporation, affix corporate seal]

STATE OF OREGON, County of ... 19 ...

STATE OF OREGON, County of Klamath, March 13, 1989

Personally appeared Robert 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

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

Shamrock Development Co. 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:

Before me: [Signature] Notary Public for Oregon My commission expires: 6-16-92

Shamrock Development 411 Pine Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Vaughn 10807 Woodley Ave Granada Hills, CA 91344 GRANTEE'S NAME AND ADDRESS

After recording return to: Vaughn above address NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Vaughn above address NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 23rd day of March, 1989, at 12:11 o'clock P.M., and recorded in book M89 on page 4903 or as file/reel number 98354, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Dawn Muller, Deputy

Fee \$8.00