

4213

MT-21907D

WARRANTY DEED

Vol. M89 Page 15646KNOW ALL MEN BY THESE PRESENTS, That SHAMROCK DEVELOPMENT COMPANY, an Oregon Corporationhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Florence L. Martinez

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 30 in Block 1 of Tract 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 02000 01200

"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 and the above granted premises, free from all encumbrances all those of record and apparent to 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 \$ 29,000.00

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 4 day of August, 19 89; 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, an Oregon Corporation

by: Robert Mullen, President
STATE OF OREGON, County of Klamath) ss.

Personally appeared Robert Mullen and 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: Evelyn Biehn (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-92

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

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

Martinez
10858 Stanwin Ave
Mission Ave, CA 91310
GRANTEE'S NAME AND ADDRESS

After recording return to:

Martinez
above address

NAME, ADDRESS, ZIP

If but a copy is recorded all tax statements shall be sent to the following address:

Martinez
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of Aug., 19 89, at 1:06 o'clock P M., and recorded in book M89 on page 15646 or as file/reel number 4213

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Paula M. Mullen Deputy

Fee \$8.00