

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Patton & Zenaida Patton, husband and wife, as to an undivided 1/2 interest and**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

**Ricardo Rosete & Concepcion Rosete, husband and wife as to an undivided 1/2 interest as tenants in common.

Lot 5 in Block 7 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 020A0 02700

"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, his heirs, successors and assigns, that

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor lawfully seized in fee simple and the above granted premises, free from all encumbrances all those of record and those apparent upon the land, 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 \$ 22,000.00

The time and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,000.00
 of the personal consideration paid for this transfer, stated in terms of dollars, is \$ 0.00
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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 11 day of Sept, 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

by: Robert Mullen
Robert Mullen, President

STATE OF OREGON,)
County of _____) ss.
_____, 19____

STATE OF OREGON, County of Klamath) ss.
Sept 11, 1989

Personally appeared Robert Mullen and _____ who, being duly sworn, _____
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: Charlene J. Tucker
Notary Public for Oregon
My commission expires 6-16-92

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

Shamrock Development Company
2250 Ranch Road
Ashland, OR 97520

John Patton & Zenaida Patton
Ricardo Rosete & Concepcion Rosete
941 Topsail Ct., Oxnard, Ca 93035

GRANTEE'S NAME AND ADDRESS
John Patton & Zenaida Patton
Affect recording return to:
Ricardo Rosete & Concepcion Rosete
941 Topsail Ct, Oxnard, Ca 93035

NAME ADDRESS ZIP

John Patton & Zenaida Patton
Ricardo Rosete & Concepcion Rosete
941 Topsail Ct, Oxnard, Ca 93035

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

County of Klamath
I certify that the within instrument was
received for record on the 9th
day of Oct., 1989,
at 12:25 o'clock P M., and recorded
in book M89 on page 19048 or as
file/reel number 6170

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer

B) Christine Muckelbauer Deputy

Fee \$8.00