WARRANTY DEED

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1932

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 Brigitte K. Newman

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 <u>Klamath</u> and State of Oregon, described as follows, to-wit:

Lot 16 in Block 3 of TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Tax Account No 4008 020C0 00700

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"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 those apparent upon the land, if any, as of the date of this

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  $\frac{27,000.00}{100.00}$ 

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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 <u>1</u> day of <u>September</u>, 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, President STATE OF OREGON. STATE OF OREGON, County of \_\_\_\_\_\_ September //\_\_\_\_\_, 19\_89\_ Klamath County of\_ 19 Personally appeared \_\_\_\_ Robert Mullen and \_ who, being duly sworn, Personally appeared the above named \_\_\_\_\_ 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 acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate to be \_\_\_ voluntary act and deed. 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 youndary act and deed. Before me: Beføne (OFFICIAL (OFFICIAL SEAL) Notary Public for Oregon SEAL) Notary Public for Oregon My commission expires: My commission expires: 6 -16 -92-Shamrock Development Company STATE OF OREGON, 2250 Ranch Road Ashland, OR 97520 SS. Klamath County of \_\_\_\_ GRANTOR'S NAME AND ADDRESS I certify that the within instrument was Brigitte K. Newman received for record on the <u>12th</u> 4090 Carlotta day of \_\_\_\_\_\_\_, 19\_89\_, at\_\_10:16o'clock \_\_\_\_\_A M., and recorded Simi Valley, CA 93063 GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book M89\_\_\_\_ on page 19321\_\_ or as FOR file/reel number \_\_\_\_ 6330 Brigitte K. Newman RECORDER'S USE Record of Deeds of said county. 4090 Carlotta Witness my hand and seal of County Simi Valley, CA 93063 affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the follo Brigitte K. Newman Evelyn Biehn, County Clerk 4090 Carlotta **Recording Officer** Simi Valley, CA 93063 B Queline Multinoloro Deputy Fee \$8.00