

8125

WTC 22628

WARRANTY DEED

Vol. M89 Page 23227

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
WILLIAM A. FROGUE & MARY R. FROGUE, husband and wife
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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 2 in block 5 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 00203 00400

"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 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 WITNESS WHEREOF, the grantor has executed this instrument this 30 day of November, 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.

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 30 day of November, 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 _____)
_____, 19 _____) ss.

Personally appeared the above named _____

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

Before me:

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

Shamrock
2250 Ranch Road
Asilind, OR 97520

GRANTOR'S NAME AND ADDRESS
Froge
1951 Wetherly Ct
Riverside, CA 92506

GRANTEE'S NAME AND ADDRESS
After recording return to:
Froge
above address

NAME, ADDRESS, ZIP
Froge
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath) ss.
November 30, 19 89

Personally appeared _____ and

Robert Mullen who, being duly sworn,
each for himself and not one for the other, did say that the former is the
President 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:
Notary Public for Oregon
My commission expires: 6-16-92

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was
received for record on the 30th
day of November, 19 89,
at 2:18 o'clock P M., and recorded
in book M89 on page 23227 or as
file/reel number 8525

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

Evelyn Biehn, County Clerk

By Bernetha J. Hirsch Recording Officer
Deputy

Fee \$8.00