

9009

mtc 224096

WARRANTY DEED

Vol. m89 Page 24096

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 Duane W. Finley, hereinafter called 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, hereaitaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 5, 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 020B0 00360

"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 and those of record and those apparent upon 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 \$ 22,000.00

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 17 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 _____) ss.
_____, 19 _____

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 Development Company	
2250 Ranch Road	
Ashland, OR 97520	
GRANTOR'S NAME AND ADDRESS	
Duane W. Finley	
2687 Calle Olivo	
Thousand Oaks, CA 91360	
GRANTEE'S NAME AND ADDRESS	
Duane W. Finley	
2687 Calle Olivo	
Thousand Oaks, CA 91360	
NAME, ADDRESS, ZIP	

Use of a charge is requested all tax statements shall be sent to the following address:

Duane W. Finley	
2687 Calle Olivo	
Thousand Oaks, CA 91360	
NAME, ADDRESS, ZIP	

STATE OF OREGON, County of Klamath) ss.
November 17, 19 89

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

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: Pauline Mullen
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Dec., 19 89, at 1:47 o'clock P.M., and recorded in book M89 on page 24096 or as file/reel number 9009

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

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullen, Deputy

Fee \$8.00