

10340

MTC 22736-1

WARRANTY DEED

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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 \_\_\_\_\_, hereinafter called Richard M. Estrada & Rachel Estrada, husband and wife 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 3 in Block 6 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.

Tax Account No: 4008 020B 02600

"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 \$ 28,000.00

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 6 day of December, 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: \_\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_ Klamath \_\_\_\_\_ ) ss.  
December 46, 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: Darlene Truitt (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-16-92

Shamrock Development Company  
2250 Ranch Road  
Ashland, OR 97520

GRANTOR'S NAME AND ADDRESS  
Richard M. Estrada & Rachel Estrada  
1342 Puente Street  
San Dimas, CA 91773

GRANTEE'S NAME AND ADDRESS  
Richard M. Estrada & Rachel Estrada  
1342 Puente Street  
San Dimas, CA 91773

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Richard M. Estrada & Rachel Estrada  
1342 Puente Street  
San Dimas, CA 91773

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of \_\_\_\_\_ Klamath \_\_\_\_\_

I certify that the within instrument was received for record on the 19th day of \_\_\_\_\_ Jan. \_\_\_\_\_, 19 90, at 9:56 o'clock A.M., and recorded in book M90 on page 1277 or as file/reel number 10340.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Darlene Truitt Deputy

Fee \$28.00