

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 Kwok Fai Wong & Wendy Oi-Chi Wong, as tenants by the entirety, 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:

Lot 17 in block 2 of TRACT 1082, 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 020A() 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."

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 except all those of record and those apparent to the land 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 \$ 21,000.00 .

See Q85-93-6301x

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 9 day of ~~March~~ April, 19 90; if a corporate grantor, it has caused it 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,)
County of _____) ss.
_____, 19____

STATE OF OREGON, County of Klamath) ss.
March April 9, 19 90

Personally appeared _____ and
Robert Mullen _____ who, being duly sworn,
do hereby depose and say that the former is the _____
president and that the latter is the _____
secretary of _____

Personally appeared the above named _____

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

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

Before me: Dorene Frank (OFFICIAL
Notary Public for Oregon SEAL)
My commission expires: 10-16-97

Shamrock Development Company
2250 Ranch Road
Ashland, OR 97620

Kwok Fai Wong & Wendy Oi-Chi Wong
19231 East Northam Street
West Covina, CA 91792

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~~West Covina, CA 91792~~

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19231 East Northam Street
West Covina, CA 91792

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of April, 1990, at 10:45 o'clock A. M., and recorded in book M90 on page 6718 or as file/roll number 13410.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Caroline Mullendore Deputy

Fee \$28.00