

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

Thomas W. Bergquist & Andrea Bergquist, as tenants by the entirety, 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, 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 1 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 020D0 03200

"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 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 \$ 27,000.00.
~~XXXXXX THIS DEED IS VOID IF ANY PART OF THE PROPERTY OR RIGHTS GIVEN OR PROMISED HEREIN IS THE WHOLE OR PART OF AN ESTATE OF A PERSON WHOSE NAME IS NOT IN THE SINGULAR OR PLURAL FORM OF THE NAME OF THE GRANTOR OR GRANTEE. THE SIGNATURE OF THE GRANTOR OR GRANTEE SHOULD BE AFFIXED TO THE DEED.~~

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 April, 19 90; 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,)
 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.
April 9, 19 90

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 Co, 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:

Charlene Trucker
 Notary Public for Oregon

My commission expires:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of May, 19 90, at 9:34 o'clock AM., and recorded in book M90 on page 8461 or as file/reel number 14430, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Robert Mullen, Deputy

Shamrock Development Company
 2250 Ranch Road
 Ashland, OR 97520

GRANTOR'S NAME AND ADDRESS

Thomas W. Bergquist & Andrea Bergquist
 1171 Coventry Ct
 San Dimas, CA 91773

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas W. Bergquist & Andrea Bergquist
 see above

NAME, ADDRESS, ZIP

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

Thomas W. Bergquist & Andrea Bergquist
 see above

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

Fee \$28.00