15855 MTC 23601-D **WARRANTY DEED**

Vol. m90 Page 11009

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* Frank J. Vernazzaro & Linda Vernazzaro, 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 19 in Block 2 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 020A0 00200

"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 $ 24,000.00 *.*

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (see ORS 93.030).~~

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 16 *day of* May *, 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.*

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.*
May 16 *, 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 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 Franklin *(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

Frank J. Vernazzaro & Linda Vernazzaro
571 South Gilmar St, Anaheim, CA 92802
~~Mountain Title Company~~
GRANTEE'S NAME AND ADDRESS

After recording return to:
Frank J. Vernazzaro & Linda Vernazzaro
571 South Gilmar St, Anaheim, CA 92802
~~Mountain Title Company~~
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Frank J. Vernazzaro & Linda Vernazzaro
571 South Gilmar St, Anaheim, CA 92802
~~Mountain Title Company~~
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*

I certify that the within instrument was received for record on the 7th *day of* June *, 19* 90 *, at* 2:01 *o'clock* P *M., and recorded in book* M90 *on page* 11009 *or as file/reel number* 15855 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mulkey *Deputy*

Fee $28.00

'90 JUN 7 PM 2 01

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY