

16146

MTC 93643-D W/ WARRANTY DEED

Vol. m90 Page 11527

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
Pascualito Monge & Florife Guce, 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 apper-
taining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:
The South one-half of Lots 1 and 2 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 02030 02800
Tax Account No 4008 020B) 02700
(Portion of each account)

"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 whatsoever, 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
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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 1 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
Robert Mullen, President

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

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.
June 1, 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:
Evelyn Biehn
Notary Public for Oregon
My commission expires: 6-16-92

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 14th
day of June, 19 90
at 8:48 o'clock A.M., and recorded
in book M90 on page 11527 or as
file/reel number 16146

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Ruth Mullen Deputy

Fee \$28.00