

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas K. Trowbridge & Veronica Trowbridge, 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:

The North one-half of Lot 8 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 020B0 03100

*"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, <sup>and that</sup>  
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 \$ 19,000.00

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 2 day of June, 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.

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: \_\_\_\_\_

Shamrock Development Company  
2250 Ranch Road  
Ashland, OR 97520

Thomas K. Trowbridge & Veronica Trowbridge  
148 Christen Way  
San Marcos, CA 92069

After recording return to:  
Thomas K. Trowbridge & Veronica Trowbridge  
148 Christen Way  
San Marcos, CA 92069

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

Thomas K. Trowbridge & Veronica Trowbridge  
148 Christen Way  
San Marcos, CA 92069

STATE OF OREGON County of Klamath ) ss.  
July, 19 90  
 Personally appeared Robert Mullen

John, 1980.  
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 C  
Notary Public for Oregon  
My commission expires:

STATE OF OREGON, )  
County of Klamath  
I certify that the within instrument was  
received for record on the 6th  
day of Aug., 19 90  
at 11:58 o'clock A. M., and recorded  
in book M90 on page 15622 or a  
file/reel number 18503  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Opelene Muehlrode Deputy

**Fee \$28.00**