

KLAMATH COUNTY TITLE COMPANY

Vol. 1195 Page

K-47842
STATUTORY WARRANTY DEED
 (Individual or Corporation)

SHAMROCK HOLDINGS OF CALIFORNIA, INC.

conveys and warrants to DONALD M. HAGGLUND AND JACQUELINE F. HAGGLUND, HUSBAND AND WIFE, Grantor,
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO: RESERVATION AND RESTRICTIONS OF RECORD, RIGHTS OF WAY AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACT AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 170,000.00 (Here comply with the requirements of ORS 93.030*).

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 31 day of March 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

SHAMROCK HOLDINGS OF CALIFORNIA, INC.

BY: George Buchler George Buchler, V.P. of Shamrock Holdings of California, Inc.

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires:

Notary Public for Oregon
 My commission expires:

After recording return to:

Donald & Jacqueline Hagglund
 2538 Lakeshore Dr
 Klamath Falls OR 97601
 NAME, ADDRESS, ZIP

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

Donald & Jacqueline Hagglund
 2538 Lakeshore Dr.
 Klamath Falls OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SE $\frac{1}{4}$ of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows: Beginning at a 5/8 inch iron pin marking the center $\frac{1}{4}$ corner of said Section 23 as set by record of Survey No. 1571, as recorded in the Klamath County Surveyor's Office; thence South 1128.12 feet; thence East 253.52 feet to the $\frac{1}{4}$ inch iron pin on the Northeasterly right of way line of Lakeshore Drive (Highway 421); thence N 30°12'56" W 35.33 feet to 5/8 inch iron pin on the said Northeasterly right of way line, said point being the True Point of Beginning of this description; thence Northwesterly along the said Northeasterly right of way line following the arc of a curve to the right; (central angle = 14°09'13", radius = 686.30 feet) 169.53 feet; thence leaving said right of way line N 78°20' 680.48 feet, more or less, to the Westerly shore line of Upper Klamath Lake; thence Southeasterly along said shore line to a point that is 17.00 feet N 78°17'00" E of a $\frac{1}{4}$ inch iron pin that bears S 59°56'36" E a distance of 164.79 feet from the last described point; thence leaving said shore line S 78°17'00" W 398.56 feet, more or less, to a $\frac{1}{4}$ inch iron pin; thence S 11°43'00" E 215.66 feet; thence N 84°47'36" W 75.60 feet; thence along the arc of a curve to the right (central angle = 19°52'30" radius = 400.00 feet) 138.75 feet; thence N 64°55'06" W 109.68 feet; thence along the arc of a curve to the left (central angle = 53°49'08" radius = 100 feet) 93.93 feet; thence S. 61°15'46" W 21.07 feet to the true point of beginning.

TOGETHER WITH The perpetual, non-exclusive right of way and easement for road purposes for access to and exit from the above described property as said right of way is described in deed recorded in Volume M73 page 15887, Deed Records of Klamath County, Oregon.

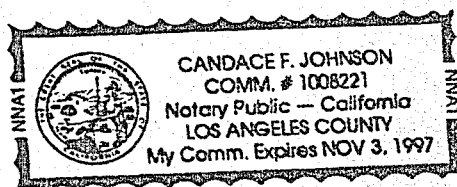
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Los AngelesOn 3/31/95 before me, Candace Johnson

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared George Buchler Vice Pres. of Shamrock Holdings
NAME(S) OF SIGNER(S) of California, Inc.

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Deed

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

3/31/95
 DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day
 of April A.D., 19 95 at 3:37 o'clock P M., and duly recorded in Vol. 8243
 of Deeds on Page 8243

FEE \$40.00

By [Signature] Bernetha G. Letsch, County Clerk