

WARRANTY DEED

MTC 36552 PS

SHAMROCK DEVELOPMENT COMPANY, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey
MIKE HILMER and MELODIE HILMER, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6185 HILLCREST, MEDFORD, OR 97504

Dated this 18th day of October, 1995.

SHAMROCK DEVELOPMENT COMPANY

BY

Robert Mullen
ROBERT MULLEN

PRESIDENT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10/18, 1995

by Robert Mullen

as President

of Shamrock Development Company, an Oregon corporation

Pamela J. Spencer
Notary Public of Oregon

My commission expires 8/16/96



Return to:

MIKE HILMER
6185 HILLCREST
MEDFORD, OR 97504

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 31-92 situated in the S1/2 NW1/4 and the N1/2 SW1/4 of Section 28 and the E1/2 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The E1/2 of Section 29 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the NE1/4 NE1/4 NE1/4 and ALSO EXCEPTING the S1/2 SE1/4 of said Township and Range.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 18th day
of October A.D., 19 95 at 11:43 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 28436.

Bernetha G. Letsch County Clerk

By

Annette Mueller

FEE
\$35.00