

16577

WARRANTY DEED

Vol. M96 Page 10740

SHAMROCK DEVELOPMENT COMPANY, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
ELIZABETH DARE and DANA ECKARD, as tenants by the entirety,
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:

Parcel 2 of Land Partition 31-92 situated in the S 1/2 NW 1/4 and N 1/2
SW 1/4 of Section 28 and the E 1/2 of Section 29, Township 40 South,
Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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: PO BOX 1143, KLAMATH FALLS, OR 97601

Dated this 17th day of April, 1996

SHAMROCK DEVELOPMENT COMPANY

BY: Robert J. Mullen PRESIDENT
ROBERT J. MULLEN

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 4/17, 1996
by Robert J. Mullen

as President

of Shamrock Development Company, an Oregon Corporation

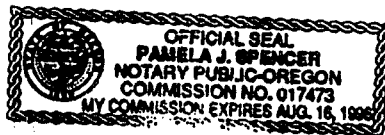
Pamela J. Spencer
Notary Public of Oregon

My commission expires 8/16/96

ESCROW NO. MT37667-PS

Return to:

ELIZABETH DARE
PO BOX 1143
KLAMATH FALLS, OR 97601



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 17th day of April A.D., 19 96
at 3:56 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 10740

Bernetha G. Lensch, County Clerk
By [Signature]
Deputy.

Fee, \$30.00

96 APR 17 P3:56