

37793

MTC 41424-PS  
WARRANTY DEEDVol. M97 Page 15081

SEAMROCK DEVELOPMENT COMPANY, an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey to:  
THOMAS W. BOWMAN and KAREN E. BOWMAN, 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:

Lot 5 in Block 7 of TRACT 1083, CEDAR TRAILS, according to the official  
plat thereof on file in the office of the County Clerk of 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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5256 CALDERWOOD, LONG BEACH, CA 90815

Dated this 13th day of May, 1997

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 5/13, 1997

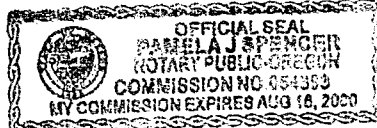
by Robert J. Mullen

as PRESIDENT

of Shamrock Development Company, an Oregon Corporation

Pamela J. Spencer  
Notary Public of Oregon

My commission expires 8/16/2000



ESCROW NO. MT41424-PS

Return to:  
THOMAS W. BOWMAN  
5256 CALDERWOOD  
LONG BEACH, CA 90815

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 16th day of May, A.D., 1997  
at 11:19 o'clock A. M. and duly recorded  
in Vol M97 of Deeds Page 15081

Bernetha G. Leisch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy