

37736

MTC 41425-PS Vol. 797 Page 15086
WARRANTY DEED

SHAMROCK DEVELOPMENT COMPANY, an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell and convey to:
BENJAMIN J. REYNOLDS, III,
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 10, Block 7, 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: 5701 EAST 2ND. ST. - APT. #3, LONG BEACH, CA 90803

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 corp.

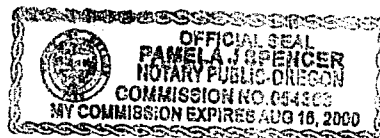
Pamela J. Spencer
Notary Public Oregon

My commission expires 8/16/2000

ESCROW NO. MT41425-PS

Return to:

BENJAMIN J. REYNOLDS, III
5701 EAST 2ND. ST. - APT. #3
LONG BEACH, CA 90803



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of May A.D., 19 97 at 11:19 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 15086

Bernetha G. Letsch, County Clerk

FEE \$30.00

by Kathleen Kessel