

45034

MTC 42340-PS Vol. M97 Page 29790  
WARRANTY DEED

SEAMROCK DEVELOPMENT COMPANY, an Oregon Corporation,  
Grantor(s) hereby grant, bargain, sell and convey to:  
CORY W. MORTENSEN,  
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:

The South one-half of Lots 1 and 2 in Block 6 of TRACT NO. 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: 110 SANTA CLARA AVE., SAN BRUNO, CA 94066

Dated this 2 day of September, 1997.

SHAMROCK DEVELOPMENT COMPANY

BY: 

ROBERT J. MULLEN

PRESIDENT

STATE OF Oregon, County of Jackson ) ss.

This instrument was acknowledged before me on September 2, 1997

by ROBERT J. MULLEN

as President

of Shamrock Development Company, an Oregon corporation

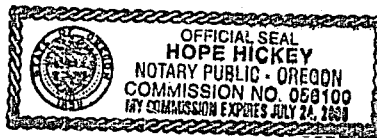
  
Notary Public of Oregon

My commission expires 7-24-2000

ESCROW NO. MT42340-PS

Return to:

CORY W. MORTENSEN  
110 SANTA CLARA AVE.  
SAN BRUNO, CA 94066



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day  
of September A.D., 19 97 at 11:37 o'clock A M., and duly recorded in Vol. M97  
of Deeds on Page 29790

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Kathleen Rosa