

54628

MTC 43383-PS
WARRANTY DEED

Vol. M98 Page 8182

SHAMROCK DEVELOPMENT COMPANY, an Oregon corporation, which acquired title as SHAMROCK DEVELOPMENT COMPANY OF OREGON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: LINDA A. BREVERLY, 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 SW1/4 NW1/4 NW1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869 and June 13, 1994 in Volume M94, page 18477, Microfilm Records 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 \$ 29,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11765 SW TIMBERLINE DR., BEAVERTON, OR 97008

Dated this 9th day of March, 1998.

SHAMROCK DEVELOPMENT COMPANY

BY: Robert S. Mullen PRESIDENT
ROBERT S. MULLEN

STATE OF OREGON, County of Jackson, ss.

This instrument was acknowledged before me on March 9, 1998

by ROBERT J. MULLEN

as PRESIDENT

of SHAMROCK DEVELOPMENT COMPANY, an Oregon corporation

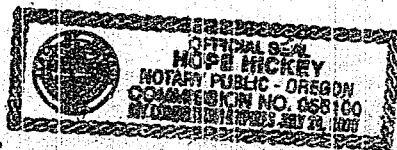
Hope Hickey
Notary Public of OREGON

My commission expires 7-24-2000

ESCROW NO. MT43383-PS

Return to:

LINDA A. BREVERLY
11765 SW TIMBERLINE DR.,
BEAVERTON, OR 97008



STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day of March A.D., 1998 at 10:33 o'clock A.M., and duly recorded in Vol. M98 of Deeds on Page 8182

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch