

3510

MTC-21757-D

WARRANTY DEED

ROBERT J. MULLEN & LAURA J. MULLEN,

KNOW ALL MEN BY THESE PRESENTS, That

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THE CHI REVOCABLE FAMILY TRUST OF March 15, 1989

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 2, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 4008 020A0 00800

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except covenants, conditions, restrictions, easements, those of record and apparent to the land as of the

date of this deed 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00. However, the consideration consists of or includes one or more of the following: (1) cash; (2) property; (3) services; (4) other valuable consideration. The grantor hereby certifies that the consideration paid for this transfer is as stated above.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of July, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Robert J. Mullen

Laura J. Mullen

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of Klamath, ss.

July 3, 1989

Personally appeared the above named Robert J. Mullen & Laura J. Mullen

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

Mullen

2250 Ranch Rd, Astland, OR 97102

GRANTOR'S NAME AND ADDRESS

Chi Trust

12443 Inglenook Ln

Cerritos, CA 90701

GRANTEE'S NAME AND ADDRESS

After recording return to:

Chi Trust

above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Chi Trust

above address

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of Aug., 1989, at 12:40 o'clock P.M. and recorded in book M89 on page 14440 or as file/reel number 3510.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Mullen, Deputy

Fee \$8.00