

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Western Bank, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert J. Mullen, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lots 1 and 2, Block 5, BELLA VISTA, in the County of Klamath, State of Oregon.

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 of the above granted premises, free from all encumbrances, except

the levies and assessments of the fire patrol district; the conditions and restrictions as shown on the recorded plat of Bella Vista Tract 1235; reservations and restrictions in deed recorded in book 175, page 421; and declaration of conditions and restrictions appearing of record on 8/14/87 in book M-87, page 14651

and that 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 \$9,000.00.

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 May 28, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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

Western Bank, an Oregon banking corporation

By: Yvonne Spooner
Yvonne Spooner, Loan Administration Officer

STATE OF OREGON, County of Coos)ss.

This instrument was acknowledged before me on May 28, 1992, by Yvonne Spooner as Loan Administration Officer of Western Bank.

Susan K. Belef
Notary Public for Oregon
My commission expires 7-7-92

Western Bank, GRANTOR
Special Asset Department
P.O. Box 869
Coos Bay, Oregon 97420

Robert J. Mullen, GRANTEE
2250 Ranch Road
Ashland, OR 97520

After recording return to:
Western Bank 2250 Ranch Rd.
Special Asset Department Ashland, OR
P.O. Box 869 97520
Coos Bay, Oregon 97420

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

Robert J. Mullen, 2250 Ranch Rd.
Ashland, OR 97520

~~Western Bank~~
~~Special Asset Department~~
~~P.O. Box 869~~
~~Coos Bay, Oregon 97420~~

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day
of June A.D., 19 92 at 10:25 o'clock A M., and duly recorded in Vol. M92,
of Deeds on Page 11837.

Evelyn Biehn County Clerk

By Douglas Muckler

FEE \$30.00

52 JUN 2 AM 10 25