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#01039072
WARRANTY DEED

AFTER RECORDING RETURN TO:
LEE J. MULLINGS
JAMES M. MULLINGS
JAMES D. MULLINGS
PO BOX 93
MAXWELL, CA 95955

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, each as to an undivided one-half interest, hereinafter called GRANTOR(S), convey(s) to JAMES M. MULLINGS and JAMES D. MULLINGS and LEE J. MULLINGS, not as tenants in common but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 2, Block 2, Tract No. 1053, OREGON SHORES, in the County of Klamath, State of Oregon.

Code 118 Map 3507-6BD TL 1400

"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 covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$5,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 10th day of November, 1992.

George A. Pondella, Jr.
GEORGE A. PONDELLA, JR.

Donald E. Bailey
DONALD E. BAILEY

STATE OF OREGON, County of Klamath)ss.

On this 10th day of November, 1992, personally appeared the above-named GEORGE A. PONDELLA, JR. and DONALD E. BAILEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Barbara J. Addington
Notary Public for Oregon

My Commission Expires: March 22, 1993
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day of Nov A.D., 19 92 at 3:23 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 27075.

FEE \$30.00

Evelyn Biehn County Clerk

By Barbara J. Addington