

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01042073

AFTER RECORDING RETURN TO:

Ralph Sam Santoro

1350 Old Oakland Rd.

San Jose, CA 95112

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

~~STATE AS ABOVE~~ 4220 Summers Lane  
Klamath Falls, OR 97603

JACK MULKEY and LEOTA MULKEY, husband and wife, hereinafter  
called GRANTOR(S), convey(s) to RALPH SAM SANTORO,, hereinafter  
called GRANTEE(S), all that real property situated in the County  
of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . .

"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 30.390."

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  
\$100,000.00.

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 26th day of July, 1994.

JACK MULKEY  
JACK MULKEY

LEOTA MULKEY  
LEOTA MULKEY

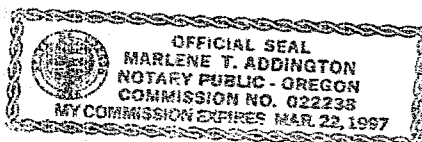
STATE OF OREGON )

County of Klamath )

) ss.  
)

The foregoing instrument was acknowledged before me this 29th  
day of August, 1994, by JACK MULKEY and LEOTA MULKEY.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



## EXHIBIT "A"

A parcel of land situated in the SE 1/4 SE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which is 1.5 feet North of an existing fence corner on the Westerly right of way line of Summers Lane, said point being South 00 degrees 21' 00" East a distance of 163.75 feet from the iron axle marking the Southeast corner of "SUMMERS PARK" Subdivision and said beginning point being South a distance of 2783.75 feet and West a distance of 30.00 feet from the Southeast corner of the NE 1/4 NE 1/4 of said Section 10 by the description of that property deeded from Franklin to Kelsey and described in Book 278 at Page 36, Deed Records of Klamath County, Oregon; thence South 89 degrees 39' 00" West at right angles to Summers Lane and along the South line of said property deeded from Franklin to Kelsey and the Westerly extension of said line a distance of 306.47 feet to a 5/8 inch iron pin 0.4 feet Northwest of an existing fence corner; thence South 00 degrees 14' 00" West a distance of 99.78 feet to a 5/8 inch iron pin 0.4 feet Southwest of an existing fence corner; thence South 89 degrees 44' 55" East a distance of 307.50 feet to a 5/8 inch iron pin 0.4 feet South of an existing fence corner, said point being on the Westerly right of way line of Summers Lane; thence North 00 degrees 21' 00" West along the Westerly right of way line of Summers Lane a distance of 103.00 feet to the point of beginning, with bearings being based on the centerline of Summers Lane and the East line of the SE 1/4 of said Section 10 as being North 00 degrees 21' 00" West.

CODE 41 map 3909-10DD t1 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 1st day  
of Aug A.D., 19 94 at 10:37 o'clock A.M., and duly recorded in Vol. M94  
of Deeds on Page 23395.

FEE \$35.00

Evelyn Eiehn - County Clerk

By Barbara M. Henderson