

12-12-94P02:09 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
 KERRY S. PENN, ROBERT J. MULLEN and LAURA J. MULLEN, as tenants in common
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 YOSHITAKA K. TANIGUCHI and KEIKO TANIGUCHI, husband and wife
 , hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 18 of Tract 1287, AGENCY LAKE RANCHES, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those of record and those apparent upon the land, if any, as the date of this deed 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 \$ 45,000.00.
 However, the actual consideration shall be determined by the appropriate government agency.

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 7th day of December, 1994; 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.

STATE OF OREGON
 County of Washington ss.
December 7, 1994.

KERRY S. PENN
[Signature]
 ROBERT J. MULLEN
[Signature]
 LAURA J. MULLEN
[Signature]

Personally appeared the above named
KERRY S. PENN,
ROBERT J. MULLEN
LAURA J. MULLEN

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

Before me: Sue Parelius
 Notary Public for Oregon
 My commission expires: 3-14-95

STATE OF OREGON, County of _____) ss.
 The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

OFFICIAL SEAL
 SUE PARELIUS
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 005422
 COMMISSION EXPIRES MAR. 14, 1995

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

Notarize

KERRY S. PENN., ROBERT J. MULLEN and LAURA J. MULLEN
 23150 GRAY FOX DRIVE
 CANYON LAKES, CA 92587

YOSHITAKA K. TANIGUCHI and KEIKO TANIGUCHI
 3109 PEPITA COURT
 SAN JOSE, CA 95132

After recording return to:
 YOSHITAKA K. TANIGUCHI and KEIKO TANIGUCHI
 3109 PEPITA COURT
 SAN JOSE, CA 95132

Until a change is requested all tax statements shall be sent to the following address:
 YOSHITAKA K. TANIGUCHI and KEIKO TANIGUCHI
 3109 PEPITA COURT
 SAN JOSE, CA 95132

STATE OF OREGON, _____ ss.
 County of _____
 I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.
 Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

37570
No. 5207

State of CALIFORNIA
County of RIVERSIDE

On December 2, 1994 before me, DEBORAH T. GAGNON
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared KERRY S. PENN
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Deborah T. Gagnon
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

None
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

- NA -
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day of Dec A.D., 19 94 at 2:09 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 37569

FEE \$35.00

Evelyn Biehn - County Clerk
By Candace Mulholland