

## 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  
DANIEL WARREN LEZOTTE and MARY ZIMMER LEZOTTE, husband and wife  
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 20 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 the*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,000.00

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 15<sup>th</sup> day of April, 19 95 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 Jackson  
April 13<sup>th</sup> 1995

Personally appeared the above named

~~KERRY S. PENN~~ *ez*

ROBERT J. MILLER

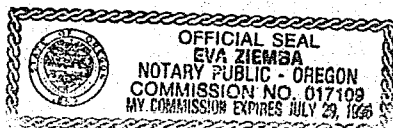
LAURA J. MULLEN

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

*Before me,*

*Notary Public for Oregon*

My commission expires: 7/29/96



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

a \_\_\_\_\_ corporation, on behalf of the corporation.

*Notary Public for Oregon*

*My commission expires:*

(SEAL)

KERRY S. PENN, ROBERT J. MULLEN and LAURA J. MULLEN  
23150 GRAY FOX DRIVE  
ASHLAND, OR 97520

GRANTOR'S NAME AND ADDRESS

DANIEL WARREN LEZOTTE and MARY ZIMMER LEZOTTE  
1519 COWPER COURT  
SAN JOSE, CA 95120

GRANTEE'S NAME AND ADDRESS

After recording return in

DANIEL WARREN LEZOTTE and MARY ZIMMER LEZOTTE  
1519 COWPER COURT  
SAN JOSE, CA 95120

NAME, ADDRESS, ZIP

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

~~DANIEL WARREN LEZOTTE and MARY ZIMMER LEZOTTE~~  
~~1519 COWPER COURT~~  
~~SAN JOSE, CA 95120~~

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
ORDER'S USE

County of \_\_\_\_\_ ss.  
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.

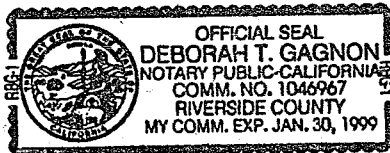
By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

L. 9555

State of California  
 County of Riverside  
 On April 6, 1995 before me, DEBORAH T. GAGNON NOTARY  
Date Name and 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 Public

## OPTIONAL

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

### Description of Attached Document

Title or Type of Document: Warranty Deed  
 Document Date: None Number of Pages: 1  
 Signer(s) Other Than Named Above: NA

### Capacity(ies) Claimed by Signer(s)

Signer's Name: KERRY S. PENN  
☒ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

Signer's Name: \_\_\_\_\_  
☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing:

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day  
 of April A.D., 19 95 at 11:15 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 9554

FEE \$35.00

By Bernetha G. Letsch County Clerk