

KNOW ALL MEN BY THESE PRESENTS, That

CLETA M. MULLINGS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARNOLD V. KOVIN JR. and JEANNE K. KOVIN, 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 6, Block 3 of RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5, Block 1, RAINBOW PARK ON THE WILLIAMSON 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 \$ 11,500.00

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 22nd day of MAY 1995; 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 _____) ss.
_____, 19 ____.

CLETA M. MULLINGS

Personally appeared the above named
CLETA M. MULLINGS

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

Before me:

Notary Public for Oregon
My commission expires:

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)

CLETA M. MULLINGS

P.O. BOX 1125

GILROY, CA 95021

GRANTOR'S NAME AND ADDRESS

ARNOLD V. KOVIN JR. and JEANNE K. KOVIN

P.O. Box 364

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

ARNOLD V. KOVIN JR. and JEANNE K. KOVIN

P.O. Box 364

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Under a change in ownership all tax statements shall be sent to the following address.

ARNOLD V. KOVIN JR. and JEANNE K. KOVIN

P.O. Box 364

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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.

By _____ Recording Officer

Deputy

GENERAL ACKNOWLEDGMENT

STATE OF CALIFORNIA }
 COUNTY OF SANTA CLARA } SS.

On 5-22, 1995, before me, Crystal Mickler,
 a Notary Public in and for said County and State, personally appeared
CLARA M. MULLINGS

personally known to me (or proved to me on
 the basis of satisfactory evidence) to be
 the person(s) whose name(s) is/are sub-
 scribed to the within instrument and ack-
 nowledged to me that he/she/they executed
 the same in his/her/their authorized capa-
 city(ies), and that by his/her/their sig-
 nature on the instrument the person(s), or
 the entity upon behalf of which the per-
 son(s) acted, executed the instrument.



WITNESS my hand and official seal.

(Notarial stamp or seal)

Crystal Mickler
 Notary's Signature

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT

TITLE OR TYPE OF DOCUMENT WARRANTY DEED
 DATE OF DOCUMENT 5-22-95 NO. OF PAGES ONE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of June A.D., 1995 at 3:52 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 14817

FEE \$35.00

By Bernetha J. Letsch County Clerk