

## WARRANTY DEED NTC 35613 MK

ROBERT J. MULLEN and LAURA J. MULLEN, husband and wife and KERRY S. PENN, as tenants in common,  
Grantor(s) hereby grant, bargain, sell and convey to  
GEORGE R. PEDRANTI, JR. and SHARON A. PEDRANTI, husband and wife,  
Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 19 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.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

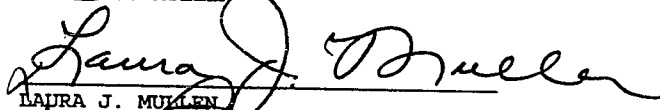
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.


The true and actual consideration for this conveyance is \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4111 WAKEFIELD LOOP, FREMONT, CA 94535

Dated this 15 day of JUNE, 1995

  
ROBERT J. MULLEN

  
LAURA J. MULLEN

  
KERRY S. PENN

STATE OF OREGON,

County of Jackson

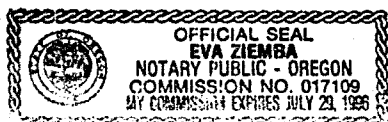
SS.

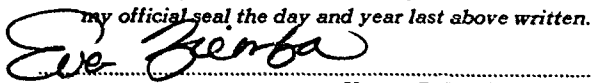
FORM No. 23—ACKNOWLEDGMENT.  
Stevens-Ness Law Publishing Co. NL  
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BE IT REMEMBERED, That on this 21<sup>st</sup> day of JUNE, 1995, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Robert J. Mullen & Laura J. Mullen

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



  
Notary Public for Oregon  
My commission expires 7/21/96

Return to:

GEORGE R. PEDRANTI, JR.  
4111 WAKEFIELD LOOP  
FREMONT, CA 94535

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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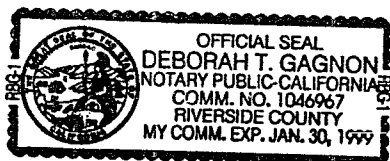
State of CALIFORNIA

County of Riverside

On JUNE 15<sup>th</sup> 1995 before me, DEBORAH T. GAGNON  
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: June 15<sup>th</sup> 1995 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: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

Signer's Name: \_\_\_\_\_

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

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 28<sup>th</sup> day  
 of July A.D., 19 95 at 10:54 o'clock A M., and duly recorded in Vol. M95  
 of Deeds on Page 19763.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Annette Mueller