

MTC 36140PS

KERRY S. PENN AND ROBERT J. MULLEN & LAURA J. MULLEN as tenants by the entirety, all as tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to
KATHLEEN A. FRECHEN,
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 9 in 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: 14008 LEWISTON ST., SAN DIEGO, CA 92128

Dated this 24th day of August, 1995

Kerry S. Penn
KERRY S. PENN

Robert J. Mullen
ROBERT J. MULLEN

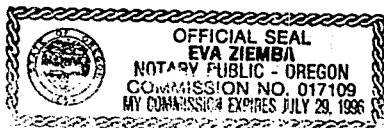
Laura J. Mullen
LAURA J. MULLEN

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF Jackson SS. August 29th 19 95

Personally appeared the above named Robert J. Mullen and Laura J. Mullen
and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Return to:
KATHLEEN A. FRECHEN
14008 LEWISTON ST.
SAN DIEGO, CA 92128

Before me:

Notary Public for Oregon

My commission expires 7/29/96

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23841

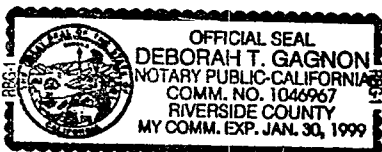
State of California

County of Riverside

On August 24, 1995 before me, Deborah T. Gagnon

personally appeared Kerry S. Penn

☒ 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: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day
 of Sept A.D., 19 95 at 10:46 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 23840

FEE \$35.00

By Bernetha G. Letsch County Clerk