WARRANTY DEED

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S MULLANIX

KNOW ALL MEN BY THESE PRESENTS, THAT BYRDINE MAVIS MULLANIX, a single woman, hereinafter called Grantor, does hereby grant onto, BYRDINE MAVIS MULLANIX and RANDY OREN MULLANIX, a single man, not as tenants in common, but with Right of Survivorship that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Beginning at a point on the Southeasterly right of way line of the County Road known as the Depot Road extending from the City of Malin, Oregon, to the Great Northern Depot, which point of beginning is South 89 deg. 59' East 296.4 feet; thence south 256.9 feet; thence North 71 deg. 00' East 118 feet more or less from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, which point of beginning is also the Northeast corner of that certain parcel of land conveyed to Kenneth Dutton and Elvora Dutton, husband and wife, in book 218 at page 318, Deed Records of Klamath County, Oregon; thence South along East line of Dutton property 114.4 feet; thence East 40 feet; thence North 128.15 feet, more or less, to the Southwesterly right of way line of said Depot Road; thence South 71 deg. 00' West 42.3 feet to the point of beginning, being a parcel of land in Lot 15, Section 16, Township 41 South, Range 12 East of the Willamotte Meridian; SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; (2) and assessments of Klamath project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; (3) Reservations in patent; and (4) Easements and rights of way of record or apparent on the land.

IN WITNESS THEREOF, Grantor has executed this instrument this 18 th

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State of California County of SHASTA	} ss.
	POARK ANOLEDO
(DATE)	ROARK AVOLEDO
personally appeared BYRDINE MAVIS MUI	SIGNER(S)
Dersonally known to me - OR- X (OARK AVOIED) Comm. # 1050215 Comm. # 1050215 My Comm Fries Ian 22, 1999	proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/ax subscribed to the within instrument and acknowledged to me that XX/she/XXX executed the same in XX/her/XXXX authorized capacity(XXS), and that by XXs/her/XXXX signature(x) on the instrument the person(x), or the entity upon behalf of which the person(x) acted, executed the instrument. WITNESS my hand and official seal.
	NOTARY'S SIGNATURE
ROARK AVOLEDO D Comm. Fishes Jan. 22, 1999	My Commission Expires Jan. 22, 1999
STATE OF OREGON: COUNTY OF KLAMATH: ss.	
Filed for record at request of	the 31st day
of <u>October</u> A.D., 19 95 at 10:58	o'clock A M., and duly recorded in Vol. M95
of <u>Deeds</u> FEE \$35.00	on Page 29706 Bernetha G. Letsch, County Clerk By Annette Mueller
Page Two - GRANT DEED When recorded return to: Certified 1320 Yuba Redding,	Paralegal Services Street, Ste. 207 CA 96001-1011