

WARRANTY DEED

MTC 36738PS

ROBERT J. MULLEN,

Grantor(s) hereby grant, bargain, sell and convey

ARTHUR R. CRUZ and DIVINIA S. CRUZ, 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 3 in Block 6 of BELLA VISTA TRACT NO. 1235, 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 \$ 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2175 CIMARRON DRIVE, MORGAN HILL, CA 95037

Dated this 17th day of Nov., 1995


ROBERT J. MULLEN

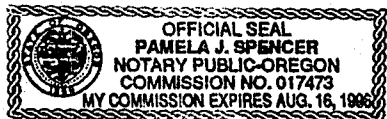
NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. 11/17 19 95

Personally appeared the above named

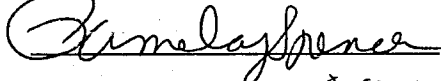
Robert J. Mullen

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:



Notary Public for OregonMy commission expires 8/16/96

Return to:

ARTHUR R. CRUZ
2175 CIMARRON DRIVE
MORGAN HILL, CA 95037

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

on this 22nd day of November A.D., 19 95
at 3:49 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 32090
Bernetha G. Letsch County Clerk

By Annette Mueller
Deputy.

Fee, \$30.00

11-22-95P03:49 RCVD