

NL 14196

mtc 1346 TSO  
SPECIAL WARRANTY DEED

Vol. mtc Page 5868

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. MULLEN AND LAURA J. MULLEN

hereinafter called grantor, ROBERT J. MULLEN AND LAURA J. MULLEN, INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

ALL OF THEIR UNDIVIDED INTEREST IN AND TO THE FOLLOWING:

Lots 1,2,3,4,5,6,11,16,17,21,22,23 and 24 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.

LSO.....The SW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28, Township 40 South, Range 8, E.W.M., Klamath County, Oregon.

Subject to: Reservations and restrictions of record, easements and rights of way of record and those apparent to the land, contracts and /or liens for irrigation and/or drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00

⓪However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪(The sentence between the symbols⓪, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29<sup>th</sup> day of February, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

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.

Robert J. Mullen  
Robert J. Mullen

Laura J. Mullen  
Laura J. Mullen

STATE OF OREGON, County of JACKSON ) ss.

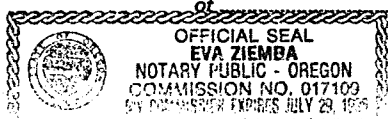
This instrument was acknowledged before me on February 29<sup>th</sup>, 1996, by Robert J. Mullen and Laura J. Mullen

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_

of \_\_\_\_\_



Eva Ziemba  
Notary Public for Oregon  
My commission expires 7/29/96

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 4<sup>th</sup> day of March, 1996, at 11:53 o'clock AM., and recorded in book/reel/volume No. M96 on page 5868 and/or as fee/file/instrument/microfilm/reception No. 14196, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cheryl Russell Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Trustees of the Mullen Family Trust  
dated July 5, 1995

2250 Ranch Road, Ashland, Oregon 97520

Until requested otherwise send all tax statements to (Name, Address, Zip):  
same as above

96 MAR -4 AM 1:53

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