

96 JUN 13 AM 1:39

WARRANTY DEED

Vol. 1796 Page 17560

19790

MTC 38248PS

ROBERT J. MULLEN AND LAURA J. MULLEN, INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST, AND KERRY S. PENN, ALL AS TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:
 BRUCE W. WILLIAMS and JACKIE WILLIAMS, as tenants by the entirety,
 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 of TRACT NO. 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17438 LOS AMIGOS, FOUNTAIN VALLEY, CA 92708

Dated this 31st day of May, 1996.

KERRY S. PENN

ROBERT J. MULLEN, TRUSTEE

LAURA J. MULLEN, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 31 19 96

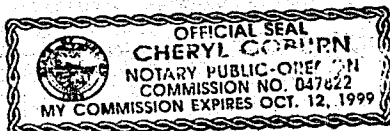
COUNTY OF Jackson

Personally appeared the above named Robert J. Mullen, Trustee
 and Laura J. Mullen, Trustees of the Mullen Family Trust
 and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Notary Public for Oregon

My commission expires 10-12-99



(seal)

ESCROW NO. MT38248-PS

Return to:
 BRUCE W. WILLIAMS
 17438 LOS AMIGOS
 FOUNTAIN VALLEY, CA 92708

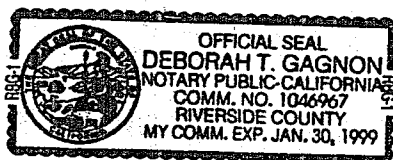


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

17561

State of California
 County of Riverside
 On May 28 1996 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 - ESCROW#
 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 Ameri title the 13th day
 of June A.D., 19 96 at 11:39 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 17560.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Bernetha G. Letsch