

The Trustees of
KERRY S. PENN and THE MULLEN FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
CHARLES E. COKER,

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 6 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.

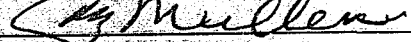
The true and actual consideration for this conveyance is \$ 50,000.00.


Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 24334 DALE DRIVE, LAGUNA HILLS, CA 92653

Dated this 19th day of June, 1996.


KERRY S. PENN

THE MULLEN FAMILY TRUST

BY:  TRUSTEE
ROBERT J. MULLEN

BY:  TRUSTEE
LAURA J. MULLEN


NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 19 19 96
COUNTY OF Jackson

Personally appeared the above named Robert J. Mullen and Laura J. Mullen
initial Trustees of the Mullen Family Trust dated July 5, 1995
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. MT38382-PS

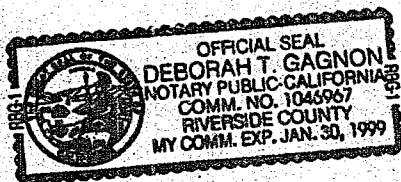
Return to:
CHARLES E. COKER
24334 DALE DRIVE
LAGUNA HILLS, CA 92653

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

18894

State of California
 County of Riverside
 On JUNE 11, 1996 before me, Deborah T. Gagnon
Date Name and Title of Officer (e.g., "Jorge Doe, Notary Public")
 personally appeared Kerry S. Peral
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: Escrow # MT 38382-B
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. Peral

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
 OF SIGNED
 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 SIGNED
 Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of AmeriTitle the 25th day
 of June A.D., 1996 at 3:25 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 18893

FEE \$35.00

By Bernetha G. Leisch, County Clerk