

20894

96 JUL -5 11:12  
WARRANTY DEED

Vol. 1796 Page 20005

NTC 38369 PS

KERRY S. PENN, ROBERT J. MULLEN AND LAURA J. MULLEN, INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: RICHARD J. SWIATKOWSKI and JOAN A. SWIATKOWSKI, 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 4 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 14038 ARBOLITOS DR., POWAY, CA 92064

Dated this 11 day of July 1996

KERRY S. PENN

THE MULLEN FAMILY TRUST

BY: Robert J. Mullen TRUSTEE  
ROBERT J. MULLEN

BY: Laura J. Mullen TRUSTEE  
LAURA J. MULLEN

# NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. June 12 19 96

Personally appeared the above named Robert J. Mullen and Laura J. Mullen

as Trustees of the Mullen Family Trust dated July 5, 1995

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



(seal)

Cheryl Coburn

Notary Public for Oregon

My commission expires 10-12-99

ESCROW NO. MT38369-PS

Return to:

RICHARD J. SWIATKOWSKI  
14038 ARBOLITOS DR.  
POWAY, CA 92064

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

20006

State of California

County of Reverend

On June 11th 1996 before me,

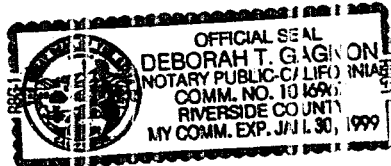
personally appeared \_\_\_\_\_

DEBORAH T. GAGNON  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

Kerry S. Penn  
Name(s) of Signer(s)

☒ personally known to me - ☐ 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

ESROW# MT 38369-PS

Title or Type of Document: Warranty Deed

Document Date: June Number of Pages: 1

Signer(s) Other Than Named Above: NA

### Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry S. Penn

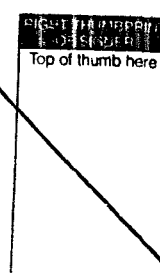
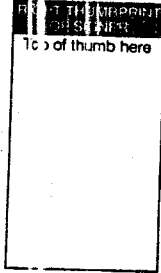
Signer's Name: \_\_\_\_\_

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

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

Signer Is Representing:

Signer Is Representing:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AeriTitle the 5th day of July A.D. 19 96 at 11:12 o'clock A.M., and duly recorded in Vol. M96 of Deed on Page 20005.

FEE \$35.00

By Ernesta G. Letsch County Clerk