

21423

MTC 38530 PS

WARRANTY DEED

Vol. M96 Page 21020

TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995 AND KERRY S. PENN, AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: YEUGENY KAPLUN and LUBA KAPLUN, 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 11 of TRACT 1287, AGENCY LAKE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

96 JUL 16 AM 55

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: 2040 W. MIDDLEFIELD RD #16, MOUNTAIN VIEW, CA 94043

Dated this 2nd day of July, 1996.

THE MULLEN FAMILY TRUST
BY: Laura J. Mullen TRUSTEE
ROBERT J. MULLEN
BY: KERRY S. PENN TRUSTEE



STATE OF Oregon, County of Jackson ss.
This instrument was acknowledged before me on July 5th, 1996
by Robert J. Mullen & Laura J. Mullen
as Initial Trustees
of The Mullen Family Trust dated July 5, 1995

Notary Public of Oregon
My commission expires 2/29/96



ESCROW NO. MT38530-PS

Return to:
YEUGENY KAPLUN
2040 W. MIDDLEFIELD RD #16
MOUNTAIN VIEW, CA 94043

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

21071

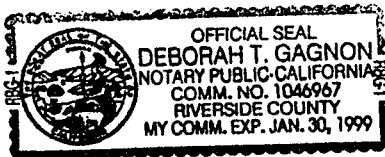
State of California

County of Riverside

On July 2, 1996 before me, Deborah T. Gagnon

personally appeared Kerry S. penn

[X] 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.

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 # MT38530-PS

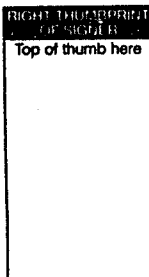
Document Date: None Number of Pages: 1

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry S. Penn

- Individual [X]
Corporate Officer [ ]
Partner [ ]
Attorney-in-Fact [ ]
Trustee [ ]
Guardian or Conservator [ ]
Other: [ ]



Signer Is Representing:

Signer's Name:

- Individual [ ]
Corporate Officer [ ]
Partner [ ]
Attorney-in-Fact [ ]
Trustee [ ]
Guardian or Conservator [ ]
Other: [ ]



Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 16th day of July A.D., 19 96 at 11:55 o'clock AM., and duly recorded in Vol. M96 of Deeds on Page 21070

FEE \$35.00

By Bernetha G. Letsch, County Clerk