

21423

WTC38530PS

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.

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

ROBERT J. MULLEN
KERRY S. PENN



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 7/29/96



ESCROW NO. MT38530-PS

Return to:

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

21071

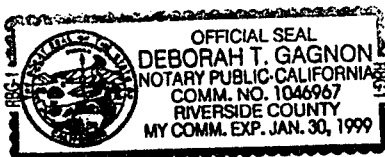
State of California

County of Riverside

On July 2, 1996 before me, Deborah T. Gagnon
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 # 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
- ☐ 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 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