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96 JUL 30 P3:45

WARRANTY DEED Vol. m96 Page 23089

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:
DAVID J. SCHRODI and JOAN B. SCHRODI, 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 5 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:
SELLERS AGREE THAT BUYER WILL BE PERMITTED TO BUILD A THREE CAR GARAGE WITH SEPARATE DOUBLE DOORS. IN ADDITION, BUYER WILL ALSO BE PERMITTED TO HAVE A WORKSHOP WITH A GARAGE DOOR, NOT TO BE USED AS A GARAGE.

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 \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 847 NISQUALLY DRIVE, SUNNYVALE, CA 94087

Dated this 16th day of July, 1996

THE MULLEN FAMILY TRUST

BY: [Signature] TRUSTEE
ROBERT J. MULLEN

BY: [Signature] TRUSTEE
LAURA J. MULLEN

KERRY S. PENN

STATE OF OREGON,

County of JACKSON

BE IT REMEMBERED, That on this 16th day of July, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named ROBERT J. MULLEN & LAURA J. MULLEN, TRUSTEES OF THE MULLEN FAMILY TRUST
DATED JULY 5, 1995

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My commission expires 7/22/98

ESCROW NO. MT38608-PS

Return to:

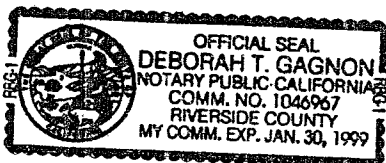
DAVID J. SCHRODI
847 NISQUALLY DRIVE
SUNNYVALE, CA 94087

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23090

State of California
 County of Riverside
 On July 11, 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: July 5, 1996 Number of Pages: MT 38608-PS
 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 30th day
 of July A.D., 19 96 at 3:45 o'clock PM., and duly recorded in Vol. M96
 of Deeds on Page 23089
Bernetha G. Letsch County Clerk

FEE

\$35.00

By Kathleen Rosa