

WARRANTY DEED

MT39634PS

ROBERT J. MULLEN AND LAURA J. MULLEN, INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995; AND KERRY S. PENN,

Grantor(s) hereby grant, bargain, sell and convey to: TRUSTEES OF THE MC MANUS FAMILY TRUST, DATED JANUARY 20, 1995, 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 21 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: 23561 EAST COYOTE SPRINGS DR., DIAMOND BAR, CA 91765

Dated this 18th day of Oct, 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 Klamath ) ss.

This instrument was acknowledged before me on 10-24, 1996

by ROBERT J. MULLEN & LAURA J. MULLEN

as TRUSTEES

of THE MULLEN FAMILY TRUST

[Signature]  
Notary Public of Oregon

My commission expires 7-25-2000

ESCROW NO. MT39634-PS



Return to:

THE MC MANUS FAMILY TRUST  
23561 EAST COYOTE SPRINGS DR.  
DIAMOND BAR, CA 91765

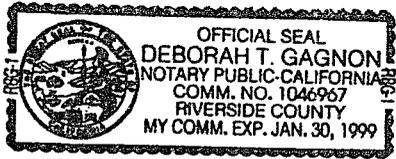
96 Oct 26 AM 11:50

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside
On Oct. 18th 1996 before me, Deborah T. Gagnon
personally appeared Kerry S. Penn

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: Deborah T. Gagnon

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: Warranty Deed
Title or Type of Document:
Document Date: none Number of Pages: 1
Signer(s) Other Than Named Above: NA

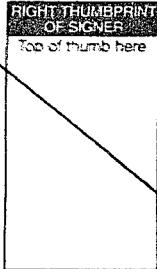
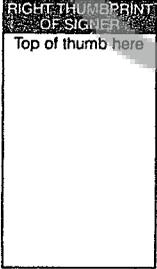
Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry S. Penn
Individual
Corporate Officer
Title(s):
Partner - Limited General
Attorney-in-Fact
Trustee
Guardian or Conservator
Other:

Signer's Name:
Individual
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 Amerititle the 28th day of October A.D., 19 96 at 11:56 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 33929
Bernetha G. Letsch County Clerk
By Kathleen Rose

FEE \$35.00