

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:
H. DEBORAH MORUSS,
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 2 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 \$ 48,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 812-R CORIANDER DRIVE, TORRANCE, CA 90502

Dated this 4th day of Nov., 1996

THE MULLEN FAMILY TRUST

BY: [Signature] TRUSTEE
ROBERT J. MULLEN

BY: [Signature] TRUSTEE
LAURA J. MULLEN

[Signature]
KERRY S. PENN

STATE OF Oregon, County of Jackson) ss.

This instrument was acknowledged before me on November 7, 1996

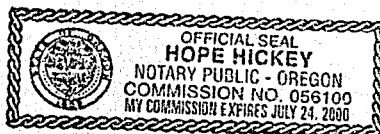
by Robert J. Mullen & Laura J. Mullen

as Trustees

of The Mullen Family Trust dated July 5, 1995

Notary Public of Oregon

My commission expires 7-24-2000



ESCROW NO. MT39821-PS

Return to:

H. DEBORAH MORUSS
812-R CORIANDER DRIVE
TORRANCE, CA 90502

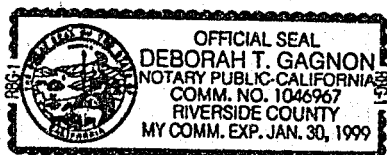
96 NOV 15 AM 1:40

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

35927

State of California
 County of Reverside
 On Nov. 4, 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
 Document Date: Nov. 4, 1996 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: _____

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing:

Signer's Name: _____

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

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
 of November A.D., 19 96 at 11:40 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 35926.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Rouse