## WARRANTY DEED

Vol. Malo Page 373 33

FAMILY TRUST DATED JOLY 5, 1995; AND KERRY S. PENN, 25 tenants in common.

Grantor(s) hereby grant, bargain, sell and convey to: JAMES R. ELLIS and KAREN L. ELLIS, husband and wife, 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 24 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 \$ 42,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 25662 BRADFORD LANK, LAGUNA HILLS, CA 92653

Dated this 18th day of NOV. 1996.

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THE MULLEN FAMILY TRUST	
BY Morullan	TRUSTEE
ROBERT J MULLEN	,
BY: 1 Walna & Mulle	Z <del>T</del> RUSTEE
haved of Muldey	marker 17
KERRY 5. PRIN	

STATE OF Oregon	County of	Jackson	)) ss	s.
This instrument was	acknowledged befo	re me on	einber 21	_, 1976_
by Robert J. Mullen Trustees				The second secon
as	- Tourst dated Juli	v 5. 1995		
of The Millen Femil	eup		The second secon	
Notary Public of ()	respon		OFFICIAL SEAL	ress (
My commission expire	es <u>2720</u>		HOPE HICKEY NOTARY PUBLIC - OREGO COMMISSION NO. 0561 MY TOWNSTEEL WHEE BEY 12.22	N. 65
ESCROW NO. MT39925-	PS	فالمحافظة الماسان		

ESCROW NO. MT39925-PS

Return to: JAMES S. BLLIS 25662 BRADFORD LANE LAGUNA HILLS, CA 92653

State of Calypinua	Account Actions
County of Oxersell	
On 244- 18, 1996 before me	P. DEBORGH T. GASNOV.  Nama and Title of Officer (a.g., "Jana Doa, Notary Public")  RRY Secretary Secretary Public (Control of Secretary Public)
personally appeared	RRY S. PENN
	semisates or reflected
OFFICIAL SEAL DEBORAH T. GAGNON NOTARY PUBLIC CALIFORNIAB COMM. NO. 1046967 RIVERSIDE COUNTY MY COMM. EXP. JAN. 30, 1999	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.
	Market J Jongson
	Signature of Notery Public
THE SHEET WAS A SH	OPTIONAL PROPERTIES AND A CONTRACTOR OF THE PROPERTY OF THE PR
The same the information below is not construct by law it a	hav prove valuable to persons relying on the document and could prevent
fraudulent removal and rea	ttachment of this form to another document.
Description of Attached Document	
Title or Type of Document: Clarker	ty Dul ESCEOW# MT3995-PS Number of Pages:
- han	Number of Pages:
Document Date:	remarks of a constant of the c
Signer(s) Other Than Named Above:	1/14-
Capacity(ins) Claimed by Signer(s)	
Separation of the second	Signer's Name:
Signer's Name / Septer 3. VENT	Signer's Name:
<b>⊠</b> Individual	☐ Nedividual
Corporate Officer	☐ Corporate Officer
Title(a):	Title(s): ☐ Limited ☐ General
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☐ Partner — ☐ Limited ☐ General ☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Partner — ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee	☐ Attorney-in-Fact ☐ Trustee
☐ Partner — ☐ Limited ☐ General ☐ Attorney-in-Fact	☐ Attorney-in-Fact ☐ Trustee ☐ Guardien or Conservator
<ul> <li>□ Partner — □ Limited □ General</li> <li>□ Attorney-in-Fact</li> <li>□ Trustee</li> <li>□ Guardian or Conservator</li> </ul>	☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator
<ul> <li>□ Partner — □ Limited □ General</li> <li>□ Attorney-in-Fact</li> <li>□ Trustee</li> <li>□ Guardian or Conservator</li> </ul>	☐ Attorney-in-Fact ☐ Trustee ☐ Guardien or Conservator ☐ Other: ☐ Other:
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☐ Partner ─☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐ Top of thun  Signer Is Flepresenting:  Signer Association • 5239 Florense Ave., P.O. Flor 7154 • Canoge Partnerse Ave., P.O. Flor 7154 • Canoge Part	Attorney-in-Fact Trustee Guardien or Conservator Other: Signer Is Representing:  Prod. No. 5907  Packfor: Cas Tot-Free 1-230-63
☐ Partner ─☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐ Top of thun  Signer Is Plepresenting:  Misteria Motory Association • 2238 Florement Ave., P.O. Box 7184 • Canoga P.	Attorney-in-Fact Trustee Guardien or Conservator Other: Top of thumb here Signer Is Representing:  Prod. No. 5907 Parader: Cals Toll-Free 1-200-43
☐ Partner ─☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other: ☐ Top of thurn  Signer Is Flepresenting:  Signer Motary Association • \$228 Flormed Ave., P.O. Box 7184 • Canopa Flormed Ave., P.O. Tox 71	Attorney-in-Fact Trustee Guardien or Conservator Other: Top of thumb here Signer Is Representing:  Prod. No. 5907 Parader: Cals Toll-Free 1-200-43