

34153

MTC 40856
WARRANTY DEED

Vol. 1797 Page 7046

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 16 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 \$ 65,000.00.

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 7th day of March, 1997

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THE MULLEN FAMILY TRUST

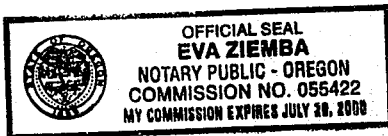
BY: [Signature] TRUSTEE

ROBERT J. MULLEN

BY: [Signature] TRUSTEE

LAURA J. MULLEN

KERRY S. PENN



STATE OF OREGON

County of Jackson

This instrument was acknowledged before me on March 7th, 1997

by ROBERT J. MULLEN AND LAURA J. MULLEN

as TRUSTEES

of THE MULLEN FAMILY TRUST DATED JULY 5, 1995

Notary Public of Oregon

My commission expires 7/20/2000

ESCROW NO. MT40856-PS

Return to:

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

FORM No. 23—ACKNOWLEDGMENT.
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STATE OF OREGON,

County of KLAMATH

ss.

BE IT REMEMBERED, That on this 7th day of MARCH, 1997,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Kerry S. Penn

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he.....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.



Pamela J. Spencer
Notary Public for Oregon
My commission expires 8/16/2000

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 11th day
of March A.D., 19 97 at 11:16 o'clock A. M., and duly recorded in Vol. M97
of Needs on Page 7046

Bernetha G. Letsch, County Clerk

by Kathleen Ross

FEE

\$35.00