

100

65454

98 AUG 31 AM 1:48 Vol. M98 Page 31956

Bruce W. Williams & Jackie Williams
 17438 Los Amigos Circle
 Fountain Valley, CA 92708
Grantor's Name and Address
 Robert J. Mullen, et al
 2250 Ranch Road
 Ashland, OR 97520
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Robert J. Mullen, Trustee
 2250 Ranch Road
 Ashland, OR 97520

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Robert J. Mullen, Trustee
 2250 Ranch Road
 Ashland, OR 97520

SPACE RESERVED
 FOR
 RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of August, 1998, at 11:48 o'clock A. M., and recorded in book/reel/volume No. M98 on page 31956 and/or as fee/file/instrument/microfilm/reception No. 65454, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED MT1396 - 9350

KNOW ALL BY THESE PRESENTS that BRUCE W. WILLIAMS AND JACKIE WILLIAMS

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. MULLEN & LAURA J. MULLEN,
INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST, AND KERRY S. PENN, AS TENANTS IN COMMON
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 3 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.

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
no exceptions

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ in lieu of fore- However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 15th day of August, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

CALIFORNIA

STATE OF OREGON, County of ORANGE) ss.

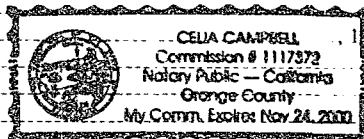
This instrument was acknowledged before me on August 14th, 1998, by BRUCE W. WILLIAMS & JACKIE WILLIAMS

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Celia Campbell
 Notary Public for ORANGE California
 My commission expires Nov. 24, 2000