

ROBERT J. MULLEN AND LAURA J. MULLEN, initial Trustees of the Mullen Family Trust, and KERRY S. PENN

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DAVID BARTA and LYDIA BARTA, 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 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.

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: 2375 WALDEN SQUARE, SAN JOSE, CA 95124

Dated this 2nd day of Dec, 1998.

THE MULLEN FAMILY TRUST

BY: [Signature] TRUSTEE

ROBERT J. MULLEN

BY: [Signature] TRUSTEE

LAURA J. MULLEN

KERRY S. PENN

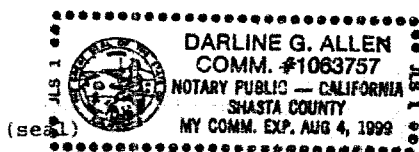
STATE OF CALIFORNIA

COUNTY OF Shasta

SS. Dec. 2nd 1998

Personally appeared the above named KERRY S. PENN

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:

[Signature]
Notary Public for CALIFORNIA
My commission expires 8-4-98

ESCROW NO. MT46755-PS

Return to:

DAVID BARTA
2376 WALDEN SQUARE
SAN JOSE, CA 95124

73217

45987

STATE OF OREGON,

County of Jackson

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 10 day of December, 1998,
before me the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Robert J. Mullen and Laura J. Mullen

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



Lisa A. Merriman
Notary Public for Oregon
My commission expires 10-22-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of December A.D., 19 98 at 11:37 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 45986

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosa

RECORDED
INDEXED
FEB 10 1999
CLERK OF COUNTY OF KLAMATH
ASTORIA, OREGON