

2000 DEC 12 AM 11:22

MT52341-PS
WARRANTY DEED

Vol M00 Page 44534

ROBERT J. MULLEN AND LAURA J. MULLEN, TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995,

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

JAMES B. CORNETT and CORINE K. KLINGBEIL, 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:

The SW 1/4 NE 1/4 NW 1/4 of Section 28, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH easements for roadway purposes over the existing road and as described in Agreement for Easements recorded April 13, 1990 at Volume M90, page 6991 and January 13, 1994 in Volume M94, page 1350, January 18, 1994 in Volume M94, page 1869, and June 13, 1994 in Volume M94, page 18477, Microfilm Records of Klamath County, Oregon.

KEY #625693

MAP #4008-02800-00500

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: 420 SEQUOIA AVE., PALO ALTO, CA 94306

Dated this 10th day of October, 2000.

MULLEN FAMILY TRUST DATED JULY 5, 1995

BY:

Robert J. Mullen
ROBERT J. MULLEN, TRUSTEE

BY:

Laura J. Mullen
LAURA J. MULLEN, TRUSTEE

State of Oregon
County of JACKSON

This instrument was acknowledged before me on October 10, 2000 by ROBERT J. MULLEN AND LAURA J. MULLEN, TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995.

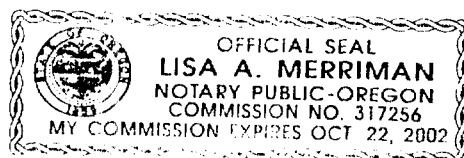
Lisa A. Merriman
(Notary Public for Oregon)

My commission expires October 22, 2002

ESCROW NO. MT52341-PS

Return to:

JAMES B. CORNETT
420 SEQUOIA AVE.
PALO ALTO, CA 94306



State of Oregon, County of Klamath
Recorded 12/12/00, at 11:22 A.M.
In Vol. M00 Page 44534
Linda Smith,
County Clerk Fee\$ 21.00

01.00M