

**Aspen**

TITLE & ESCROW, INC. WARRANTY DEED

Vol M01 Page 2943

ASPEN TITLE ESCROW NO. 01052264

AFTER RECORDING RETURN TO:

Mr. and Mrs. Michael J. Mulvey

2035 Lancaster
K. Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RUSSELL LOUIS DeBAUN and ANNE NUGENT, SUCCESSOR CO-TRUSTEES
UNDER THAT CERTAIN DECLARATION OF TRUST AGREEMENT KNOWN AS
JAMES R. DeBAUN 1997 TRUST, hereinafter called GRANTOR(S),
convey(s) and warrants to MICHAEL J. MULVEY and LISA C. MULVEY,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lots 7 thru 10 in Block 20 of SECOND ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29AB, Tax Lots 5600 and 5700

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$4,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2nd day of January, 2001.

RUSSELL LOUIS DeBAUN and ANNE NUGENT, SUCCESSOR CO-TRUSTEES
UNDER THAT CERTAIN DECLARATION OF TRUST AGREEMENT KNOWN AS
JAMES R. DeBAUN 1997 TRUST

BY: Anne K. Nugent
ANNE NUGENT
CO-SUCCESSOR TRUSTEE

BY: Russell Louis DeBaun
RUSSELL LOUIS DeBAUN
CO-SUCCESSOR TRUSTEE

STATE OF OREGON, County of Lancaster) ss.

On January 04, 2001, personally appeared Anne Nugent as Co
Successor Trustee of the James R. DeBaun 1997 Trust.

Shirley
Notary Public for Oregon
My Commission Expires: Oct 19-2002



WARRANTY DEED
PAGE 2STATE OF CALIFORNIA, County of Los Angeles) ss.

On January 9th, 2001, before me, STEVEN DELGADO NOTARY PUBLIC,
personally appeared Russell Louis DeBaun, personally known to
me (or proved to me on the basis of satisfactory evidence) to
be the person whose name is subscribed to the within instrument
and acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the
instrument the persons or the entity upon behalf of which the
person acted, executed the instrument.
WITNESS my hand and official seal.

Signature [Signature]My commission expires: 4-24-04

State of Oregon, County of Klamath
Recorded 01/24/01, at 2:09 p. m.
In Vol. M01 Page 2943
Linda Smith,
County Clerk Fee \$ 26⁰⁰