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Vol M02 Page 3676

MTL S6063-KR

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath
Recorded 01/18/2002 3:14 p.m.
Vol M02, Pg 3676-77
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238.

Mulvey Living Trust
5612 Villa Dr.
Klamath Falls OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Swanson

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Mulvey

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 140,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

N/A

26.00 M

WARRANTY DEED

3677

KENNETH DWIGHT SWANSON,

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

JAMES L. MULVEY AND PATRICIA J. MULVEY, TRUSTEES OF THE MULVEY LOVING TRUST,
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:

A portion of Lots 8 and 9, Block 2, BAILEY TRACTS NO. 2, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon, more particularly described as follows: Beginning
at a point on the West line of Lot 9, Block 2, BAILEY TRACTS NO. 2, which
bears North 0 degrees 02' East 135 feet from the Southwest corner of said
Lot 9; thence South 89 degrees 59' East 149 feet to the East line of Lot
8, said Block 2; thence North 0 degrees 02' East along the East line of
said Lot 8 a distance of 75 feet; thence North 89 degrees 59' West a
distance of 149 feet, more or less, to the West line of said Lot 9;
thence South 0 degrees 02' West along the West line of said Lot 9 a
distance of 75 feet, more or less, to the point of beginning.

KEY #521616
KEY #876071

3909-002DA-01800
ACCT. #P-001706


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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5612 VILLA DRIVE, KLAMATH FALLS, OR 97603

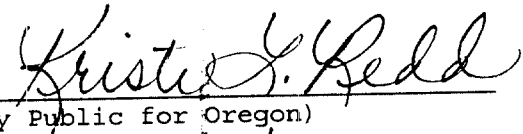
Dated this 18th day of January, 2002.


KENNETH DWIGHT SWANSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 18, 2002 by
KENNETH DWIGHT SWANSON.




(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT56063-KR

Return to:
THE MULVEY LOVING TRUST
5612 VILLA DRIVE
KLAMATH FALLS, OR 97603