

03 APR 1 11:01



After recording return to:  
Ronald Mullek and Claudia A. Mullek  
716 N. Irena #A  
Redondo Beach, CA 90277

Until a change is requested all tax statements shall be sent to the following address:  
Ronald Mullek and Claudia A. Mullek  
716 N. Irena #A  
Redondo Beach, CA 90277

File No.: 7021-138182 (SAC)  
Date: March 25, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 19601

State of Oregon, County of Klamath  
Recorded 04/01/2003 11:01 A.m.  
Vol M03 Pg 19601-02  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Luther Ralph Cole, Jr and Catherine J. Cole, husband and wife as tenants by the entirety, Grantor, conveys and warrants to Ronald Mullek and Claudia A. Mullek, husband and wife as tenants by the entirety, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**The South 40 feet of Lots 546 and 547 in Block 127 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those aparent upon the land, contracts and/or liens for irrigation and/or drainage.**

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 consideration for this conveyance is **\$57,900.00**. (Here comply with requirements of ORS 93.030)

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