

**M05-65787**

Klamath County, Oregon

10/04/2005 02:32:48 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DAVID L. MULHOLLAND  
264 LA LUNA CIRCLE  
HENDERSON, NV 89014

Until a change is requested all  
tax statements shall be sent to  
The following address:

DAVID L. MULHOLLAND  
264 LA LUNA CIRCLE  
HENDERSON, NV 89014

Escrow No. MT71888-LW  
Title No. 0071888

SWD

**STATUTORY WARRANTY DEED**

**RALPH LEE TEGEN and LORAIN M. TEGEN, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **DAVID L. MULHOLLAND and DEBORAH MULHOLLAND, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 8, Block 4, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract 1 of land situated in the SW1/4 SE1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW 1/4 SE 1/4 of said Section 11, said point being North 0° 07' 13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 06' 37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11: thence South 0° 07' 113" East along said West line to the point of beginning.

EXCEPTING THEREFROM that portion lying within Section 11 Township 35 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3509-014A0-03700-000  
Tax Account No: 3509-014A0-00500-000

Key No: 253530  
Key No: 832763

26.00

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$6,500.00**.

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.

Dated this 29 day of September, 2005.

\_\_\_\_\_  
RALPH LEE TEGEN

Lorraine M. Tegen  
\_\_\_\_\_  
LORAIN M. TEGEN

STATE OF CALIFORNIA

COUNTY OF San Diego <sup>ss.</sup>

On September 29, 2005 before me, Marietta Snyder personally appeared <sup>LMT</sup> ~~RALPH LEE TEGEN~~ and LORAIN M. TEGEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~THEY~~ <sup>she</sup> executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Marietta Snyder

