

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.

This Space For

2021-002897

Klamath County, Oregon

02/26/2021 01:03:01 PM

Fee: \$92.00

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)

McManus Family Trust
PO Box 987
Merlin, OR 97532

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a). (i.e Warranty Deed)

Note: Transaction as defined by ORS 205.010 “ means any action required or permitted by state law or rule or federal law or regulation 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.

Robert J. Mullen and Laura J. Mullen, Initial Trustees of the Mullen Family Trust Dated July 5, 1995, and Kerry S. Penn

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

Joe McManus and Lois McManus, Trustees of the McManus Family Trust, dated January 20,1995

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.

\$43,000.00

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. **RERECORDED AT THE REQUEST OF Amerititle TO CORRECT Grantee PREVIOUSLY RECORDED IN BOOK M96 AND PAGE 33929 OR FEE NUMBER 1996-033929.**

Amerititle - 439052AM

WARRANTY DEED

MTC 39634PS

ROBERT J. MULLEN AND LAURA J. MULLEN, INITIAL TRUSTEES OF THE MULLEN FAMILY TRUST DATED JULY 5, 1995; AND KERRY S. PENN, Grantor(s) hereby grant, bargain, sell and convey to: TRUSTEES OF THE MC MANUS FAMILY TRUST, DATED JANUARY 20, 1995, 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:

Lot 21 of Tract 1287, AGENCY LAKE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

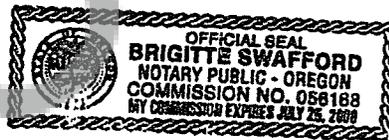
The true and actual consideration for this conveyance is \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 23561 EAST COYOTE SPRINGS DR., DIAMOND BAR, CA 91765

Dated this 18th day of Oct, 1996

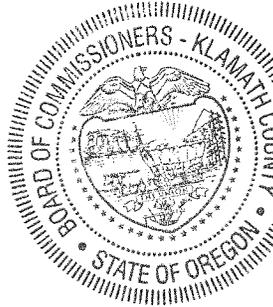
THE MULLEN FAMILY TRUST
BY: [Signature] TRUSTEE
ROBERT J. MULLEN
BY: [Signature] TRUSTEE
LAURA J. MULLEN
KERRY S. PENN

STATE OF Oregon, County of Klamath.) ss.
This instrument was acknowledged before me on 10-24, 1996.
by ROBERT J. MULLEN & LAURA J. MULLEN
as TRUSTEES
of THE MULLEN FAMILY TRUST
[Signature]
Notary Public of Oregon
My commission expires 7-25-2000



ESCROW NO. MT39634-PS

Return to:
THE MC MANUS FAMILY TRUST
23561 EAST COYOTE SPRINGS DR.
DIAMOND BAR, CA 91765



State of Oregon
County of Klamath
I hereby certify that instrument #1996-033929, recorded on 1/1/1996, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk
Date: February 17th, 2021

[Signature]
Samantha Gardner

96 Oct 26 AM 11:50

35

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

33930

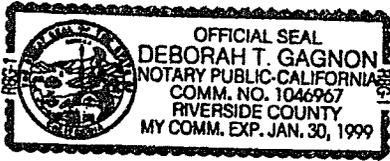
State of California

County of Reverside

On Oct. 18th 1996 before me, DEBORAH T. GAGNON

personally appeared KERRY S. PENN

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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(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.

Deborah T. Gagnon
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed MT 39634-PS

Document Date: NONE Number of Pages: 1

Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry S. Penn

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day of October A.D., 19 96 at 11:56 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 33929.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Rose