

A-28245

FORM No. 633 - WARRANTY DEED (Individual or Corporate)

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

33180

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Howard Barnhisel,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard E. Cullen and Marlene S. Cullen, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of the NW1/4 of Section 25, Township 38 South, Range 8, E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of the Rock Creek Road (Lakeshore Drive) which is 275 feet Northwesterly on said Northerly boundary from its intersection with the North line of the SW1/4 of said Section 25; thence due North 25 feet, more or less, to the water line of Upper Klamath Lake; thence Southeasterly along said water line 50 feet; thence due South 20 feet, more or less, to the Northerly boundary of said Rock Creek Road; thence Northwesterly along said Northerly boundary to the point of beginning.

SUBJECT TO: (1) 1977-78 taxes; (2) Rights of Governmental bodies and the general public in any portion lying below the high water line of Upper Klamath Lake; (3) Agreement for easement and release of damages granted by Howard Barnhisel, et ux, to The California Oregon Power Company, recorded in Vol. 108, page 161, deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those stated above,

and that

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Howard Barnhisel

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
July 25, 1977

Personally appeared the above named

Howard Barnhisel

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-5-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president and that the latter is the

secretary of _____

a corporation,

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument

was received for record on the

28 day of July, 1977,

at 2:32 o'clock P.M., and recorded

in book M. 77 on page 13521 or as

file/reel number 33180

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

Fee \$3.00 By Pat McCullough Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard E. & Marlene S. Cullen
1749 Lakeshore Dr.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP