

OK

1670

BARGAIN AND SALE DEED

Vol. m89 Page 10995

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL DEAN CULLEN, BRUCE BRIAN CULLEN and SCOTT RENE CULLEN, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto RICHARD E. CULLEN and MARLENE SUE CULLEN, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION SHOWN ON REVERSE

\*\* correct incorrect legal description in deed recorded in Vol. M88 at page 15829

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00 - given to However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of May, 1989; 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.

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.

Michael Dean Cullen  
Bruce Brian Cullen  
Scott Rene Cullen

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON, )  
County of Klamath ) ss.  
The foregoing instrument was acknowledged before me this 16th day of June, 1989, by Michael Dean Cullen, Bruce Brian Cullen and Scott Rene Cullen

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

Charles M. Farney  
Notary Public for Oregon  
(SEAL) My commission expires: 2-5-93

\_\_\_\_\_ corporation, on behalf of the corporation.  
Notary Public for Oregon  
(SEAL) My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard E. Cullen and Marlene Sue Cullen  
1749 Lakeshore Drive  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

89 JUN 20 AM 11 57

**PARCEL 1:** Beginning at an iron pin on the South line of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 38 S., R. 8 E.W.M., which lies 400 feet West along the South line of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 38 S., R. 8 E.W.M. from its intersection with the Southerly right of way line of the Rock Creek Road; and running thence East along the South boundary of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, a distance of 122.7 feet to an iron pipe; thence North 14°07' East a distance of 77.4 feet to an iron pipe; thence North 58°02' West a distance of 123.9 feet to an iron pipe; thence South 14°32' West a distance of 145.3 feet, more or less, to the point of beginning, being a portion of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 38 S., R. 8, E.W.M.

**PARCEL 2:** Also, beginning at an iron pipe which lies West along the South boundary of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 38 S., R. 8, E.W.M., a distance of 277.3 feet from its intersection with the Southerly right of way line of the Rock Creek Road; thence North 14°07' East 165.1 feet to the Southerly line of said Rock Creek Road; thence South-easterly along the Southerly line of said Rock Creek Road to the Northwest corner of that certain parcel conveyed by Vera Pearson Dyrud et vir to Vivian E. Owens et vir by deed recorded in Vol. 193 at page 305, Deed Records of Klamath County, Oregon; thence Southwesterly along the Westerly line of said parcel conveyed to Vivian E. Owens et vir to the Southerly line of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence East a distance of 2.3 feet, more or less, to the place of beginning, being all that portion of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Sec. 25, Twp. 38 S., R. 8, E.W.M. lying South of the Rock Creek Road, east of that certain parcel conveyed to Vivian Owens et vir by deed recorded Sept. 10, 1941, in Vol. 141 at page 25, Deed Records of Klamath County, Oregon, and lying west of that certain parcel conveyed to Vivian E. Owens et vir by deed recorded Aug. 2, 1946 in Vol. 193 at page 305, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisamore the 20th day of June A.D., 1939 at 11:57 o'clock AM., and duly recorded in Vol. M89 of Deeds on Page 10995  
By Evelyn Biehn County Clerk  
Rauline Mullins

FEE \$13.00

STATE OF OREGON

County of Klamath

Recorded for the purpose of

Deed

Book

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