

MIC 37663
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL DEAN CULLEN AND BRUCE

BRIAN CULLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT RENE CULLEN

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 of record and apparent to the land

and that grantor will warrant and forever defend the 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 \$ to change

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of March, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Michael Dean Cullen
Michael Dean Cullen
Bruce Brian Cullen
Bruce Brian Cullen

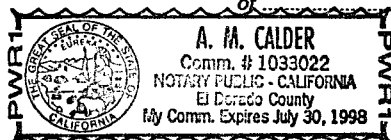
STATE OF OREGON, County of El Dorado) ss.

This instrument was acknowledged before me on March 20, 1996, by Michael Dean Cullen

This instrument was acknowledged before me on , 19 ,

by as

of



A. M. Calder
Notary Public for California
My commission expires 7-30-98

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Scott Cullen
1734 Lakeshore
K Falls 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Scott Cullen
1734 Lakeshore
Klamath Falls OR 97601

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of } ss.

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 and/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.

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows:

Beginning at an iron pin on the South line of the NW1/4 of the NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which lies 400 feet West along said South line of the NW1/4 of the NW1/4 of Section 25 from its intersection with the Southerly right of way line of the Rock Creek Road; and running thence North 14 degrees 32' East 145.3 feet to an iron pin which marks the most Northerly corner of property heretofore conveyed by deed recorded at page 25, Volume 141, Deed Records of Klamath County which pin is the true point of beginning; and thence running North 14 degrees 32' East 93 feet, more or less, to the Southerly boundary of the Rock Creek Road; thence Easterly along the Southerly boundary of the Rock Creek Road to a point which bears North 30 degrees 05' East from the point of beginning; thence South 30 degrees 5' West to the point of beginning, said Tract being a portion of the NW1/4 NW1/4 of Section 25, Township 38 South and Range 8 East of the Willamette Meridian, Klamath County, Oregon.

A portion of the NW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears West a distance of 277.3 feet and North 14 degrees 07' East a distance of 77.4 feet from the intersection of the South line of said NW1/4 NW1/4 with the Southwesterly boundary line the Rock Creek Road (Lakeshore Drive); thence continuing North 58 degrees 02' West a distance of 123.9 feet to a point which marks the most Northerly corner of that certain parcel conveyed by Deed Volume 141, page 25 Deed Records of Klamath County, Oregon; thence North 14 degrees 32' West a distance of 58.0 feet to a point; thence North 35 degrees 32' East a distance of 34.2 feet, more or less, to a point on the Southwesterly line of the Rock Creek Road; thence South 55 degrees 38' East along said Southwesterly line of Rock Creek Road, a distance of 112.0 feet more or less, to a point which bears North 14 degrees 07' East from the point of beginning; thence South 14 degrees 07' West a distance of 87.9 feet, more or less, to the place of beginning.

STATE OF OREGON,

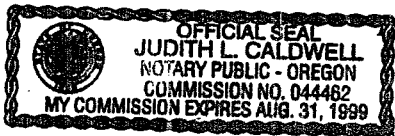
County of Klamath

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 25th day of MARCH, 1996, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named BRUCE BRIAN CULLEN AKA BRUCE BRIAN CULLEN

known to me to be the identical individual..... described in and who executed the within instrument and acknowledged to me that HE..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Judith L. Caldwell
Notary Public for Oregon
My commission expires 8-31-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 29th day of March, A.D., 19 96 at 11:02 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 8821

FEE \$35.00

By Bernetha G. Letsch, County Clerk