

NR

55865

98 APR -6 P3:39 Vol. M98 Page 11151

ESTATE OF JACK A. CULLEY

STATE OF OREGON, County of Klamath } ss.

First Party's Name and Address
JEFFREY O. CULLEY AND KAREN L. CULLEY
5333 HILDALE STREET
KLAMATH FALLS, OR 97603

I certify that the within instrument was received for record on the 6th day of April, 1998, at 3:39 o'clock P.M., and recorded in book/reel/volume No. M98 on page 11151 and/or as fee/file/instrument/microfilm/reception No. 55865 Deed Records of said County.

After recording, return to (Name, Address, Zip):
UMPOUA TITLE & ESCROW SERVICES
PO BOX 1609
ROSEBURG, OR 97470

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Until requested otherwise, send all tax statements to (Name, Address, Zip):
JEFFREY O. CULLEY
5333 HILDALE STREET
KLAMATH FALLS, OR 97603

Bernetha G. Letsch, Co. Clerk
NAME TITLE

HTC #040420

Fee \$30.00

By Kathleen Rose, Deputy.

AFFIANT'S DEED

THIS INDENTURE made this 31st day of March, 1998, by and between JEFFREY O. CULLEY and the affiant named in the duly filed affidavit concerning the small estate of JACK A. CULLEY,

deceased, hereinafter called the first party, and JEFFREY O. CULLEY AND KAREN L. CULLEY, each as to an undivided 1/2 interest as tenants in common hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 16, SUMMER HEIGHTS, in the County of Klamath, State of Oregon.

**ESTATE DISTRIBUTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 00.00**. However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, 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.

Jeffrey O. Culley

Affiant

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on March 31, 1998,
by Jeffrey O. Culley
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.

OFFICIAL SEAL
LAURA J BUTLER
NOTARY PUBLIC-OREGON
COMMISSION NO. A 034448
MY COMMISSION EXPIRES MAY 31, 1998

Laura J Butler
Notary Public for Oregon
My commission expires 5/31/98