

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD E. CULLEN and MARLENE S. CULLEN, hereinafter called Grantors, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL DEAN CULLEN, 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:

AS SHOWN ON ATTACHED EXHIBIT A

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: GIFT.

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.

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.

In Witness Whereof, the Grantors have executed this instrument this 4 day of November, 1998.

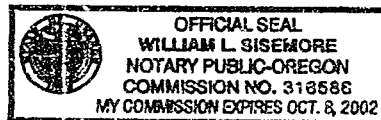
Richard E. Cullen  
Richard E. Cullen

Marlene S. Cullen  
Marlene S. Cullen

STATE OF OREGON       )  
                                  ) SS  
County of Klamath     )

This instrument was acknowledged before me on November 4, 1998, by Richard E. Cullen and Marlene S. Cullen.

William L. Sisemore  
Notary Public for Oregon  
My Commission Expires: Oct 8 2002



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Attorney at Law  
110 N. 6th  
Klamath Falls, OR 97601

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O.S.B. #701036

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## EXHIBIT A

A portion of the NW1/4NW1/4 of Section 25, Township 38 South, Range 8 E.W.M., 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 boundary from its intersection with the North line of the SW1/4NW1/4 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.

Account no. R423241 - Map R-3808-025BB-01400-000

STATE OF OREGON, County of Klamath) ss

I certify that the within instrument was received for record on the 9th day of November, 1998, at 2:18 o'clock P.M. and recorded in book/reel/volume No. M98, on page 40991, or as fee/file/instrument/microfilm/reception no. 69385, Record of Deeds of said county.

WITNESS my hand and seal of county affixed.

Bernetha G. Letsch, Co. Clerk  
Name Title

BY Kathleen Ross Deputy

Fee: \$35.00

After recording, return & send tax stmts to:

Michael D. Cullen  
P.O. Box 2543  
So. Lake Tahoe, CA 96158