

69386

## 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 SCOTT RENE 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.

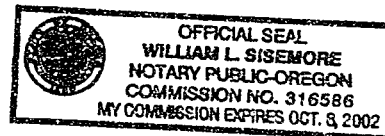
Richard E. Cullen  
Richard E. Cullen

Marlene S. Cullen  
Marlene S. Cullen

STATE OF OREGON )  
County of Klamath ) SS

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



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

WILLIAM L. SISEMORE  
Attorney at Law  
640 Main Street  
KLAMATH FALLS, ORE  
97601  
541-882-7229  
OSB #01336

Bargain & Sale Deed - Page 1

3534

## EXHIBIT A

Beginning at a point on the northerly right of way line of the Rock Creek Road which lies West along the 40 line a distance of 277.3 feet and North 14°07' East a distance of 165.1 feet and North 55°38' West along the Southerly right of way line of the Rock Creek Road a distance of 5 feet and North 34°22' East a distance of 60 feet from the intersection of the south line of the NW1/4NW1/4 of Sec. 25, Twp. 38 S. R. 8 E.W.M. and the southerly right of way line of the Rock Creek Road and running thence; North 34°22' East a distance of 10 feet, more or less, to the shore line of Upper Klamath Lake; thence North 55°38' West along the shore line of Upper Klamath Lake a distance of 95 feet to a point; thence South 34°22' West a distance of 10 feet, more or less, to a point on the northerly right of way line of the Rock Creek Road; thence South 55°38' East along the northerly right of way line of the Rock Creek Road a distance of 95 feet to the point of beginning, being a portion of the NW1/4NW1/4 of Section 25, Twp. 38 S. R. 8 E.W.M., and

Beginning at a point on the Northerly right of way line on the Rock Creek Road which lies West along the forty line a distance of 277.3 feet and North 14°07' East a distance of 165.1 feet, and North 55°38' West along the Southerly right of way line of the Rock Creek Road, a distance of five feet and North 34°22' East a distance of 60 feet from the intersection of the South line of the NW1/4 of NW1/4 of Section 25, Township 38 South, Range 8 E.W.M. and the Southerly right of way line of the Rock Creek Road, and running thence; North 34°22' East a distance of 10 feet, more or less, to the shore line of Upper Klamath Lake; thence South 55°38' East along the shore line of Upper Klamath Lake a distance of 20 feet to a point; thence South 34°22' West a distance of 10 feet, more or less, to a point on the Northerly right of way line of the Rock Creek Road; thence North 55°38' West along the Northerly right of way line of the Rock Creek Road, a distance of 20 feet to the point of beginning, being a portion of the NW1/4 of NW1/4 of Section 25, Township 38 South, Range 8 E.W.M.

Account no. R423269 - Map R-3808-025BB-01200-000

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 40993, or as fee/file/instrument/microfilm/reception no. 69386, Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Name	Title
BY <u>Kathleen Rose</u>	Deputy

Fee: \$35.00

After recording, return & send  
tax stmts to:  
Scott Rene Cullen  
1731 Lakeshore Drive  
Klamath Falls, OR 97601

WILLIAM L. SISEMORE  
Attorney at Law  
110 N. 6th  
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Bargain & Sale Deed - Page 2