

## 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 BRUCE BRYAN 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.

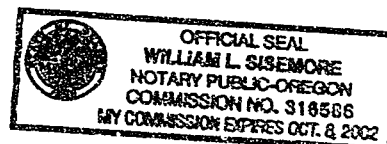
Richard E. Cullen  
Richard E. Cullen

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. Sisenmore  
Notary Public for Oregon  
My Commission Expires: 8-28-02



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

WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601  
541/882-7229  
O.S.B. #701336

## EXHIBIT A

An irregular tract of land North of the Rock Creek Road described as follows: Beginning at a point on the Northerly boundary of the Rock Creek Road which is 275 feet Northerly and Westerly along the Northerly boundary of the Rock Creek Road from its intersection with the extended North line of the SW1/4NW1/4, Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence Westerly along the Northerly boundary of the Rock Creek Road to an iron pin which marks the corner of that tract of land described in Deed Vol. 141, page 25, Deed Records of Klamath County, Oregon; thence North 34°22' East to the shore line of Upper Klamath Lake; thence Easterly along the shore line of Upper Klamath Lake to a point due North from the point of beginning; thence due South to the point of beginning, being all a part of the NW1/4NW1/4, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.

Account no. R423250 - Map R-3808-025BB-01300-000

STATE OF OREGON, County of Klamath )

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 40995, or as fee/file/instrument/microfilm/reception no. 69387, 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:

Bruce B. Cullen  
86 Lincoln St  
Klamath Falls, OR 97601

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

WILLIAM L. SISEMORE  
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Bargain & Sale Deed - Page 2