

## 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 RICHARD E. CULLEN and MARLENE S. CULLEN, TRUSTEES OF THE RICHARD E. CULLEN and MARLENE S. CULLEN REVOCABLE LIVING TRUST DATED NOVEMBER 4, 1998, 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: TRUST ESTABLISHMENT.

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.

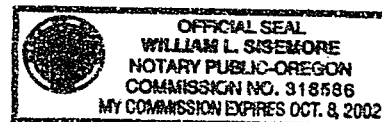
Richard E. Cullen  
Richard E. Cullen

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. Sismore  
Notary Public for Oregon  
My Commission Expires: Oct 8, 2002



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

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

35.CK.

## EXHIBIT A

PARCEL 1: Beginning at an iron pin on the South line of the NW1/4 of NW1/4 of Section 25, Township 38 South of Range 8 E. W.M., which lies 400 feet west along the south line of the NW1/4 of NW1/4 of Section 25, Township 38 South, Range 8 E.W.M., from its intersection with the southerly right of way line of the Rock Creek Road; and running thence East along the south boundary of the NW1/4 of NW1/4 of Section 25, a distance of 122.7 feet to an iron pipe; thence North 14°07' East a distance of 77.4 feet to an iron pipe; thence North 58°02' West a distance of 123.9 feet to an iron pipe; thence South 14°32' West a distance of 145.3 feet, more or less, 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.

PARCEL 2: Also, beginning at an iron pipe which lies West along the South boundary of the NW1/4 of NW1/4 of Section 25, Township 38 South, Range 8 E.W.M. a distance of 277.3 feet from its intersection with the southerly right of way line of the Rock Creek Road; thence North 14°07' East 165.1 feet to the southerly line of said Rock Creek Road; thence Southeasterly along the Southerly line of said Rock Creek Road to the Northwest corner of that certain parcel conveyed by Vera Pearson Dyrud et vir to Vivian E. Owens et vir by deed recorded in Volume 193 at page 305, Deed Records of Klamath County, Oregon; thence Southwesterly along the Westerly line of said parcel conveyed to Vivian E. Owens et vir to the Southerly line of said Northwest 1/4 of the Northwest 1/4; thence East a distance of 2.3 feet, more or less, to the place of beginning, being all that portion of the NW1/4 of the NW1/4 of Section 25, Township 38 South, Range 8 E.W.M. lying South of the Rock Creek Road, east of that certain parcel conveyed to Vivian Owens et vir by deed recorded September 10, 1941 in Volume 141 at page 25, Deed Records of Klamath County, Oregon, and lying West of that certain parcel conveyed to Vivian E. Owens et vir by deed recorded August 2, 1946 in Volume 193 at page 305, Deed Records of Klamath County, Oregon.

Account no. R423580 - Map R-3808-025BB-02000-000

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 40997, or as fee/file/instrument/microfilm/reception no. 69388, Record of Deeds of said county.

WITNESS my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Name Title

BY Kathleen Rose Deputy

Fee: \$35.00

After recording, return & send tax stmts to:

Richard E/Marlene S. Cullen  
1749 Lakeshore Drive  
Klamath Falls, OR 97601

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