

RECORDING COVER SHEET

2000 DEC -8 PM 3: 21

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

Vol M00 Page 44145**AFTER RECORDING RETURN TO**

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

This Space For County Recording Use Only

mtc 52613 -ms as of 1-1-97

Wanda I. McCullough
1627

Klamath Falls, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain & Sale deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Shan R. Britton & Cheryl A. Britton

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Wanda I. McCullough & John McBride

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

119,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

1627 Tamara Drive Klamath Falls, OR 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).**7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

Grantor: Shan R. Britton

44146

Grantee: Wanda I. Mc Cullough

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AFTER RECORDING RETURN TO:
 Wanda I. Mc Cullough, et al
 1627 Tamera Drive
 Klamath Falls, Or 97603

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BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Shan R. Britton and Cheryl A. Britton, as tenants by the entirety, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto Wanda I. Mc Cullough, a single woman and John G. Mc Bride, a single man, ** herein 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:

Lot 1 in Block 4, Second Addition to Moyina, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon

**as tenants in common

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.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

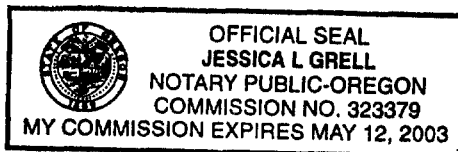
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 119,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

In Witness Whereof, the grantor has executed this instrument this ____ day of December, 2000; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to: 1627 Tamera Drive, Klamath Falls, OR 97603



Shan R. Britton
Cheryl A. Britton
 12-6-00

STATE OF OregonCOUNTY OF Deschutesss. Dec. 6 2000Personally appeared the above named Shan R. Britton and CherylA. Brittonand acknowledged the foregoing instrument to be their voluntary act.

State of Oregon, County of Klamath
 Recorded 12/08/00, at 3:21 P. m.
 In Vol. M00 Page 44745
Linda Smith,
 County Clerk Fee \$ 26.00

Before me: ~

Jessica L. Grell
 Notary Public for Oregon
 My commission expires May 12, 2003