

05 APR 20 AM 11:04

MT6-13910-66661MS

THIS SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address
Bruce B. Cullen

Grantee's Name and Address
Bruce B. Cullen, et al
After recording return to:
Bruce B. Cullen
2020 Kimberly Drive
Klamath Falls, OR 97603

Vol M05 Page 30223

Until a change is requested all
tax statements shall be sent to
The following address:
Bruce B. Cullen
2020 Kimberly Drive
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 04/28/2005 11:04 AM
Vol M05 Pg 30223-24
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Escrow No. MT66661-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Bruce B. Cullen**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Bruce B. Cullen and Diane L. Wanderscheid-Cullen, as tenants by the entirety**, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **other than \$\$.**

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27th day of April, 2005,
if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Bruce B Cullen
Bruce B. Cullen

STATE OF OREGON
SS. 4/27 2005
COUNTY OF KLAMATH

Personally appeared the above named Bruce B. Cullen and acknowledged the foregoing instrument to be their voluntary act.

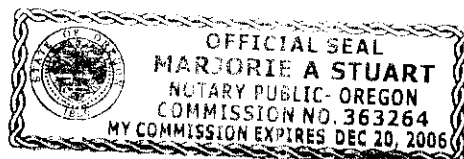
WITNESS My hand and official seal.

(seal)

MMS
Notary Public

State of Oregon

My Commission expires: 12/20/06



AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

2000
20 AM

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Tract 48 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point at the Northeast corner of Tract 48, HOMEDALE; thence South 0° 20' West along the Westerly line of Homedale Road a distance of 171.79 feet; thence North 43° 30' West parallel to Harlan Drive a distance of 139 feet to the Southeasterly line of property described in Deed Volume 326 at page 281; thence North 46° 30' East along said Southeasterly line 119 feet to the Southerly line of Harlan Drive; thence South 43° 30' East along the Southerly line of Harlan Drive a distance of 15.4 feet, more or less to the point of beginning.

Tax Account No: 3909-011AC-03900-000

Key No: 549231