'05 MAY 13 PM3:07   MTC-69052 MS

AmeriTitle
Part Of The JELD-WEN Family

State of Oregon, County of Klamath
Recorded 05/13/05 _3:37 p_ m
Vol M05 Pg _35005_
THIS SPACE RESERV Linda Smith, County Clerk
Fee $ _21/00_ # of Pgs _1_

After recording return to:
Michael P. McCullough
403 Lincoln Street
Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

Michael P. McCullough
403 Lincoln Street
Klamath Falls, OR 97601

Escrow No.   MT69052-MS

STATUTORY WARRANTY DEED

Bryan Irwin and Frank Y. Lam, as tenants in common, Grantor(s) hereby convey and warrant to **Michael P. McCullough and Margo L. McCullough, as tenants by the entirety,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 14 in Block 107 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-032BB-06300-000   Key No: 409917

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **$55,000.00**.
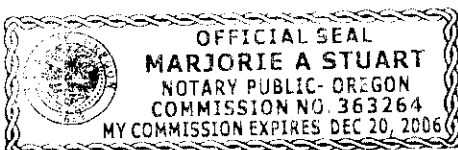
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this _6TH_ day of _MAY_ , _05_.

Bryan Irwin

Frank Y. Lam

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _5/6_ , 2005 by Bryan Irwin and Frank Y. Lam.

(Notary Public for Oregon)

My commission expires _12/20/06_

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC- OREGON
COMMISSION NO. 363264
MY COMMISSION EXPIRES DEC 20, 2006