

AmeriTitle
MTC

RETURN TO:
Richard Fairclo
409 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
B Cullen, and D. Wanderscheid
2020 Kimberly Drive, Klamath
Falls, Oregon 97603

2014-008629
Klamath County, Oregon
08/19/2014 09:29:41 AM
Fee: \$42.00

- BARGAIN AND SALE DEED -

MARK J. TUSSMAN, Grantor, whose address is 477 Lassen Street, Unit #7, Los Altos, CA 94022, conveys to Bruce B Cullen, and Diane L Wanderscheid, husband and wife, whose address is 2020 Kimberly Drive, Klamath Falls, Oregon 97603, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Klamath Falls Forest Estates Highway 66 Unit Plat #1, Lots 12, 20 and 21, Block 10, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Liens, encumbrances and items of record and those apparent upon the land, or under the surface.

The true and actual consideration for this transfer is \$1,000.00 and other valuable consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21st day of JULY, 2014.

Mark J. Tussman
MARK J. TUSSMAN

STATE OF CALIFORNIA, County of SANTA CLARA ss.

Personally appeared before me this 21st day of JULY, 2014, the above named MARK J. TUSSMAN, and acknowledged the foregoing instrument to be his voluntary act and deed.

Geraldine K Miller
Notary Public for California
My Commission expires: Aug 16, 2015



42.00