

Vol M02 Page 72835
STATE OF OREGON,

DEC 13 PM 3:24

The James Hall Estate

First Party's Name and Address

Rebecca A. Fitzgerald & Brian Fitzgerald

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

SAME

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAMESPACE RESERVED
FOR
RECORDER'S USEState of Oregon, County of Klamath
Recorded 12/13/2002 3:24 pm.
Vol M02, Pg 72835-37
Linda Smith, County Clerk
1 Fee \$ 31 # of Pgs 3 puty.K593445

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated December 11, 2002, by and between Jerry Molatore the duly appointed, qualified and acting personal representative of the estate of James Hall, deceased, hereinafter called the first party, and Rebecca A. Fitzgerald and Brian Fitzgerald, as tenants by the entirety, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A" Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,263,250.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, 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.

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.

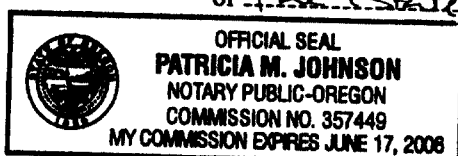
Jerry Molatore

Personal Representative

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on December 11, 2002by Jerry M. Molatoreas Personal Representativeof the Estate of James F. HallPatricia M. Johnson
Notary Public for Oregon
My commission expires 6-17-2008

K31-

DESCRIPTION

72836

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A parcel of land situated in Sections 21, 22 and 34, Township 36 South, Range 14 East of the Willamette Meridian and Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Parcels 1 of Land Partition 12-02

Parcel 2:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ and that portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ lying North of the OC&E Railway Co., of Section 34, EXCEPTING therefrom a tract deeded to Crane Mills by deed recorded in Book 106 page 513, records of Klamath County, Oregon. Excepting therefrom that portion W $\frac{1}{2}$ E $\frac{1}{2}$ and E $\frac{1}{2}$ W $\frac{1}{2}$ by deed recorded in Volume M70 page 5451, lying North of Highway 140. ALSO EXCEPTING that portion conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded in Volume 119 page 461 of Deeds. ALSO EXCEPTING therefrom the following: Beginning at a point on the Easterly side of Section 34, said point being N. 00°16'40" W. 2671.4 feet from the Southeast corner of said section; thence S. 88°30'50" W. 600.0 feet; thence N. 00°16'40" W. 396.0 feet; thence N. 88°30'50" E. 660.0 feet to the East line of said Section 34; thence S. 00°16'40" E. 396.0 feet along said East line to the point of beginning. ALSO EXCEPTING therefrom: Beginning on the East line of said Section 34; said point begin N. 00°16'40" W. 1747.4 feet from the Southeast corner said section; thence S. 88°30'50" W. 660.0 feet; thence N. 00°16'40" W. 5.0 feet; thence N. 86°42'50" W. 660.2 feet to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said West line N. 0°14'30" W. 30.05 feet; thence leaving said West line S. 86°42'50" E. 660.2 feet; thence N. 00°16'40" W. 888.95 feet; thence N. 88°30'30" E. 660.0 feet to the East line of said Section 34; thence S. 00°16'40" E. 924.0 feet along said East line to the point of beginning.

EXCEPTING THEREFROM Parcels 1 and 2 of Proposed Partition Plat 12-02.

All of the above lands being in Township 36 South, Range 14 East of the Willamette Meridian.

The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 36 South, Range 14 East of the Willamette Meridian SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5, Township 37 South, Range 14 East of the Willamette

Meridian. Also, the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, the S $\frac{1}{2}$ of the N $\frac{1}{2}$, the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the Meridian.

All that portion of the SE $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian lying Easterly of the rights of way of the Bly Logging Co., and the OC&E Railway Co., more particularly described as follows: Beginning at a point on the East line of said SE $\frac{1}{4}$ 132 feet North of the Southeast corner thereof, said point being the intersection of the East line of said SE $\frac{1}{4}$ and the Northerly line of said Bly Logging Co., right of way; thence following the Northerly and Easterly line of said right of way N. 88°12' W. a distance of 180 feet; thence following the arc of an 8°36' curve to the right a distance of 688.95 feet to a point; thence N. 28°57' W. a distance of 1498 feet to a point; thence following the arc of a 7°29' curve to the left of 157 feet, more or less, to an intersection with the Easterly line of the right of way of the OC&E Railway Co.; thence following the said Easterly right of way line N. 28°56' W. to an intersection of said line with the North line of said SE $\frac{1}{4}$; thence East along the North line of said SE $\frac{1}{4}$ a distance of 1906 feet, more or less, to the Northeast corner of said SE $\frac{1}{4}$; thence South along the East line of said SE $\frac{1}{4}$ to the point of beginning. EXCEPTING THEREFROM that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northeast of Oregon California Eastern Railroad.

Also the North 20 feet of Lot J in North Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Section 35, Township 36 South, Range 14 East of the Willamette Meridian EXCEPTING THEREFROM those portions in Volume 322 page 469 and Volume M76 page 4281, Deed records of Klamath County, Oregon.

Beginning at Northeast corner of NW $\frac{1}{4}$ of Section 2, Township 37 South, Range 14 East of the Willamette; thence South 210 feet; thence West 840 feet; thence North 210 feet; thence East along the North line of said Section 2 to the place of beginning, All in Klamath County, Oregon.

A strip of land in the fractional N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 2, Township 37 South, Range 14 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North line of said Section 2, which is 185.32 feet distance, South $89^{\circ}56'$ West from the Northeast corner of said Section; thence South $89^{\circ}56'$ West along North line for a distance of 1,514.68 feet to a point; thence South for a distance of 24.00 feet to a point; thence North $89^{\circ}56'$ East for a distance of 1,514.68 feet to a point; and thence North for a distance of 24.00 feet to the point of beginning.