

0^c AFTER RECORDING RETURN TO: Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO Brian Fitzgerald & Rebecca A. Fitzgerald
429 N. Central Avenue
Stockton, Ca. 95204

State of Oregon, County of Klamath
Recorded 04/04/2003 2:53 p.m.
Vol M03 Pg 20909-10
Linda Smith, County Clerk

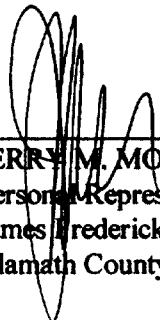
DEED OF PERSONAL REPRESENTATIVE Fee \$ 26.00 # of Pgs 2

JERRY M. MOLATORE, the duly appointed, qualified, and acting personal representative of the estate of JAMES FREDERICK. HALL, SR., deceased, Klamath County Circuit Court Case No. 01-04054CV, conveys to BRIAN FITZGERALD & REBECCA A. FITZGERALD husband and wife, all that real property situated in Klamath County, Oregon, described as follows: See attached exhibit "A".

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.

The true and actual consideration for this conveyance is previous sale between grantor and grantee.

DATED: April 3rd, 2003.

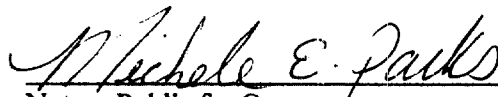

JERRY M. MOLATORE
Personal Representative of the Estate of
James Frederick. Hall, Sr., Deceased
Klamath County Circuit Court Case # 01-04054CV

STATE OF OREGON)
) ss:
County of Klamath)

On the 3rd day of April, 2003, personally appeared the above named JERRY M. MOLATORE and acknowledged the above instrument to be his voluntary act and deed as personal representative of the James Frederick. Hall, Sr. Estate.

Subscribed and sworn to before me April 3rd 2003.




Notary Public for Oregon
My commission expires: 3/5/2007

That portion of the NE ¼ NW ¼ lying North of the Modoc Lumber Company property line and Northeasterly of the Klamath Falls Lakeview State Highway No.140 and Southwesterly of the Oregon California Eastern Railroad in Section 34, Township 36 South, Range 14 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM the following:

A parcel of land situate in Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 2 inch iron pipe marking the initial point of North Bly, a recorded subdivision in Klamath County thence North 28°53'00" West along the Westerly line of the O. C. & E. Railroad right of way 2972.35 feet to a point where said right of way narrows; thence North 88°37'04" East 22.56 feet to an old ¾ inch iron pipe, said iron pipe being on the South line of the NE ¼ of said Section; thence continuing along said Westerly right of way line North 28°53'00" West 1751.00 feet to a brass capped monument marking the true point of beginning for this description; thence leaving said right of way line South 69°47'20" West 273.39 feet to a point on the Easterly right of way line of Highway No. 140, the Klamath Falls-Lakeview Highway; thence North 20°01' 39" West along said right of way line 285.09 feet; thence leaving said right of way line North 69°58'21" East 73.90 feet; thence North 20°01'39" West 49.70 feet; thence South 69°58'21" West 73.90 feet to a point on the Easterly right of way line of said Highway No. 140; thence North 20°01'39" West along said right of way line 231.87 feet to a point where said right of way line begins to curve to the left; thence along a 765.20 feet radius curve to the left (delta = 22°25'00") 295.86 feet; thence leaving said highway right of way line North 51°41'50" East 23.75 feet to a point on the Westerly right of way line of the O. C. & E. Railroad; thence Southerly along said railroad right of way line 923.55 feet, more or less, to the point of beginning.

EXHIBIT "A"

BRIAN FITZGERALD & REBECCA A. FITZGERALD
DEED OF PERSONAL REPRESENTATIVE
FROM THE JAMES FREDERICK HALL, SR. ESTATE
CASE # 01-04054CV