

03 SEP 23 PM 11:11

154 246489

NS

Vol M03 Page 70838

CLELA CRAIG
1790 BAHAMA PLACE
COSTA MESA, CA 92626
Grantor's Name and Address
RONALD & LYNN FREEMAN
P.O. BOX 4342
WEST HILLS, CA 91308
Grantor's Name and Address
After recording, return to (Name, Address, Zip):
RONALD & LYNN FREEMAN
P.O. BOX 4342
WEST HILLS, CA 91308
Until requested otherwise, send all tax statements to (Name, Address, Zip):
RONALD & LYNN FREEMAN
P.O. BOX 4342
WEST HILLS, CA 91308

SPACE RESERVED
FOR
RECORDERS USE

State of Oregon, County of Klamath
Recorded 09/23/03 11:11 a m
Vol M03 Pg 70838-42
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

WARRANTY DEED - STATUTORY FORM

CLELA CRAIG, AS TRUSTEE OF THE CLELA CRAIG LIVING TRUST DATED OCTOBER 1, 1990

conveys and warrants to RONALD S. FREEMAN AND LYNN M. FREEMAN, AS TENANTS BY THE ENTIRETY, Grantor,

the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH Grantee,
County, Oregon, to-wit:

LOT 4 IN BLOCK 18 OF OREGON SHORES SUBDIVISION-UNIT 2, TRACT 1113, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

NONE

The true consideration for this conveyance is \$ 2,200.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 19TH day of AUGUST, 2003

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.

CALIFORNIA

STATE OF OREGON, County of Orange

This instrument was acknowledged before me on Sept 12, 2003
by RONALD SCOTT CRAIG



Ronald Craig Trustee
CLELA CRAIG, AS TRUSTEE OF THE CLELA CRAIG
LIVING TRUST DATED OCTOBER 1, 1990
Shirley Nelson Trustee 9/16/03
Deb Kim JD
Notary Public for OREGON CALIFORNIA
My commission expires 01-03-2005

70839

NEVADA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT N.R.S. 94A.185

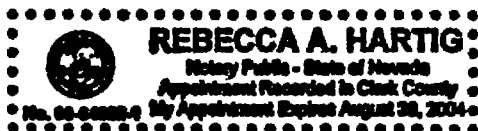
State of Nevada

County of Clark } ss.

This instrument was acknowledged before me on this
the 16th day of September, 2003, by

(1) Lauralynn Gayle Nelson-Totte
Name of Signer

(2) and _____
Name of Signer



Rebecca A. Hartig exp 8-30-2004
Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

<p>TOP LEFT THUMBPRINT OF SIGNER 1</p> <p>Top of thumb here</p>	<p>TOP RIGHT THUMBPRINT OF SIGNER 2</p> <p>Top of thumb here</p>
---	--

CERTIFICATE OF REVOCABLE LIVING TRUST

The undersigned, CLELA CRAIG, a resident of Clark County, Nevada, has executed that certain document entitled, the "CLELA CRAIG LIVING TRUST," on October 1st, 1990, which provides in pertinent parts as follows:

1. **TRUSTOR.** The Trustor of the trust is CLELA CRAIG.
2. **TRUSTEE.** The Trustee of the trust is CLELA CRAIG.
3. **SUCCESSOR TRUSTEE.** If the original Trustee ceases to act as Trustee, the successor Trustee shall be LAURALYNN NELSON and RONALD SCOTT CRAIG.
4. **POWER TO AMEND OR REVOKE.** During the life of the Trustor, the trust may be revoked in whole or in part by an instrument in writing signed by the Trustor and delivered to the Trustee.
5. **POWERS OF TRUSTEE.** The Trustee shall have all powers set forth in NRS Sections 163.265 through 163.410 and all powers set forth below:
 - (a) The Trustee shall have power to retain indefinitely assets received by the Trustee from Trustor during life or as part of, or from, Trustor's estate, as long as in the Trustee's judgment it is advisable to do so.
 - (b) The Trustee shall have power to carry on in the same form, to continue to hold indefinitely and to expand any trade, business or other enterprise, whether or not incorporated, which was carried on by Trustor in Trustor's lifetime, as long as in the fiduciary's judgment it is advisable to do so.
 - (c) The Trustee shall have the power to vote, in person or by proxy, any shares of stock, and to participate in or consent to any reorganization, dissolution, liquidation, merger, or other action affecting any such shares of stock or any corporation which have issued such shares of stock. The Trustee may also participate in the management of any closely-held corporation, and may serve as an officer or director.
 - (d) The Trustee shall have power to execute and deliver full or partial releases, by deed or otherwise, with respect to any conditional sale contract, mortgage, deed of trust, or security agreement, on real or personal property sold or held as security by Trustor or by the Trustee, in exchange for full or part cash payment of sums remaining

due, or for the purchaser's or debtor's note for the sum remaining due secured by security which in the fiduciary's judgment is adequate.

(e) The Trustee may borrow money for, or lend money at a reasonable rate of interest to any trust created herein, to be secured by the assets of the trust as against the beneficiaries, whenever in the fiduciary's judgment such a loan would protect such trust or would otherwise be in the best interests of the beneficiaries thereof. The Trustee may open and maintain safety deposit boxes in the name of the trust.

(f) The Trustee may invest and reinvest funds and other assets in such properties as men of prudence, discretion and intelligence purchase for their own accounts, having regard not to speculation, but to the permanent disposition of their funds and considering the probable income as well as the probable safety of their capital, including, but not by way of limitation, common trust funds, shares and obligations of the Trustee and shares and obligations of any affiliate, whether or not of the character otherwise permitted by law for the investment of funds of a Trustee.

(g) In the event all conditions precedent to final distribution of any trust created herein have been satisfied prior to completion of administration of Trustor's estate, the Trustee may distribute all of the assets, which would otherwise have been distributed through such trust, directly to the remainder beneficiaries without funding the trust.

(h) The Trustee shall have full power and discretion to determine what is principal or income of a trust and apportion and allocate receipts and expenses between these accounts. The Trustee shall also have discretion in making distribution of the corpus of any trust estate for which such Trustee is responsible, to allocate assets, in cash or in kind, among the distributees, based upon values on the date or dates of distribution, except to the extent that any such allocation may conflict with other specific provisions or directions contained in this Trust Agreement. In making such allocations, the Trustee is specifically authorized to take into account the basis for gain or loss which each asset will carry in the hands of the distributee and the circumstances of the distributee with respect to the tax consequences of holding and disposing of the asset to the extent such circumstances are known to, or anticipated by, the Trustee.

(i) The Trustee may make payments hereunder directly to any beneficiary under disability, to the guardian of his or her person or estate, to any other persons deemed suitable by Trustee, or by direct payment of such beneficiary's expenses.

(j) The Trustee may employ agents, attorneys, brokers, and other employees, individual or corporate, and to pay them reasonable compensation.

(k) The enumeration of certain powers of the Trustee shall not limit his general powers, subject always to the discharge of his fiduciary obligations, and being vested with and having all the rights, powers, and privileges which an absolute owner of the same property would have.

IN WITNESS WHEREOF, the Trustor has signed this document this 1st day of October, 1990.

Clela Craig
CLELA CRAIG

STATE OF NEVADA)
COUNTY OF CLARK) SS

On this 1st day of October, 1990 CLELA CRAIG acknowledged to me that she signed this document.

Barbara M. Wilkinson
NOTARY PUBLIC

APPROVED AS TO FORM:

Robert L. Bolick
ROBERT L. BOLICK
Attorney for Trustor



Barbara M. Wilkinson
Notary Public - State of Nevada
CLARK COUNTY
My Appointment Expires Nov. 19, 1992