



MT-71911 KR

M05-70128

Klamath County, Oregon

11/30/2005 03:03:30 PM

Pages 2 Fee: \$26.00

After recording return to:

JOANNE EVELYN FULSTONE and JACK
WAYNE FULSTONE

2280 West Quebec Street

Pahrump, NV 89048

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

JOANNE EVELYN FULSTONE and JACK
WAYNE FULSTONE

2280 West Quebec Street

Pahrump, NV 89048

Escrow No. MT71911-KR

Title No. 0071911

STATE

STATUTORY WARRANTY DEED

First Regional Bank Custodian for the benefit of Kathleen A. Crenshaw IRA, Grantor(s) hereby convey and warrant to **JOANNE EVELYN FULSTONE, Trustee of the JOANNE FULSTONE TRUST AGREEMENT, dated December 31, 1996, as to an undivided one half (1/2) interest and JACK WAYNE FULSTONE, Trustee of the JACK WAYNE FULSTONE TRUST AGREEMENT, dated December 31, 1996, as to an undivided one half (1/2) interest**, 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:

LEGAL DESCRIPTION

A tract of land situated in Government Lot 21 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point marked by a 5/8" iron pin with Tru-Line Surveying plastic cap, said point being North 01° 39' 21" East 1319.12 feet and South 89° 48' 21" West 380.74 feet from the South 1/4 corner of said Section 6; thence South 89° 48' 21" West 250.00 feet to a 1" pipe on the Easterly right-of-way line of the Modoc Point Road; thence South 00° 15' 30" West along said right-of-way, 175.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 89° 48' 21" East 250.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence North 00° 15' 30" East 175.00 feet to the point of beginning, with bearings based on the survey map of Minor Land Partition No. 15-88. Said parcel is also known as Parcel 1 of Minor Land Partition No. 15-88.

Tax Account No: 3507-006CD-00100-000

Key No: 224171

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 **\$128,000.00**.

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.

26.00

Dated this 22nd day of November, 2005.

First Regional Bank custodian for the benefit of Kathleen A. Crenshaw IRA

BY: FIRST REGIONAL BANK CUSTODIAN
BY: [Signature]

STATE OF CALIFORNIA

ss.

COUNTY OF San Diego

On November 22, 2005 before me, Patricia B. Arellano personally appeared Jesse Mobley as Authorized Signer for First Regional Bank Custodian for the benefit of Kathleen A. Crenshaw IRA personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]

