

2008-005744

Klamath County, Oregon



00044580200800057440020023

04/21/2008 02:50:35 PM

Fee: \$26.00

BARGAIN AND SALE DEED

Grantor: Joanne Evelyn Fulstone, as Successor Trustee
of the Jack Wayne Fulstone Trust Amended and
Restated Agreement dated December 11, 1997
37259 Modoc Point Road
Chiloquin, OR 97624

Grantee: Joanne Evelyn Fulstone, as Trustee of the
Joanne Evelyn Fulstone Trust Agreement
dated December 31, 1996
37259 Modoc Point Road
Chiloquin, OR 97624

After recording, return to
James R. Uerlings
Boivin, Uerlings & DiIaconi, P.C.
803 Main Street, Ste 201
Klamath Falls, OR 97601

Send tax statements to:
Joanne Evelyn Fulstone
37259 Modoc Point Road
Chiloquin, OR 97624

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That Joanne Evelyn Fulstone, as Successor Trustee of the Jack Wayne Fulstone Trust Amended and Restated Agreement dated December 11, 1997, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Joanne Evelyn Fulstone, as Trustee of the Joanne Evelyn Fulstone Trust Agreement dated December 31, 1996, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of Grantor's interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

An undivided one-half (½) interest in 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 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

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

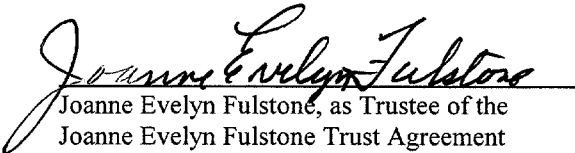
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration.

Returned to Counter

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

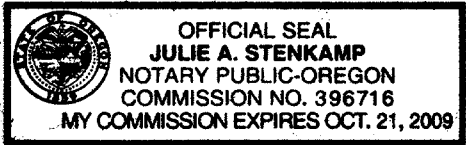
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

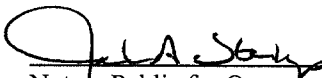
In Witness Whereof, the Grantor has executed this instrument this 21 day of April, 2008; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.


Joanne Evelyn Fulstone, as Trustee of the
Joanne Evelyn Fulstone Trust Agreement
dated December 31, 1996

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on April 21, 2008 by Joanne Evelyn Fulstone, as Trustee of the Joanne Evelyn Fulstone Trust Agreement dated December 31, 1996.




Notary Public for Oregon
My Commission Expires: 10/21/09