

WHEN RECORDED MAIL TO:

Law Offices of Ruth A. Cherry
2300 Clairmont Drive, Suite A
Klamath Falls, Oregon 97601

M06-02299

Klamath County, Oregon
02/07/2006 10:31:58 AM
Pages 2 Fee: \$26.00

MAIL TAX STATEMENTS TO:

Clifton Stanton Hinton & Kathleen Hinton, Trustees
Hinton Family Trust, uta 12/05/05
PO Box 533
Merrill, Oregon 97633

BARGAIN AND SALE DEED

CLIFTON STANTON HINTON and KATHLEEN HINTON, Husband and Wife,

GRANTORS, convey to

CLIFTON STANTON HINTON and KATHLEEN HINTON, TRUSTEES, OR SUCCESSOR TRUSTEES
OF THE HINTON FAMILY TRUST, uta 12/05/05

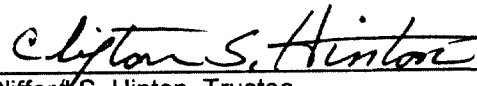
GRANTEES, the following described real property situate in Klamath County, State of Oregon:

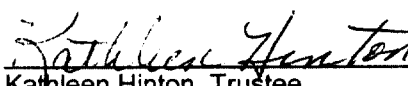
Legal Description is attached hereto as Exhibit 1 and by this reference incorporated herein.

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 paid for this transfer, stated in terms of dollars, is \$ 0 Transfer to Trust. In construing this deed and where the context so requires, the singular includes the plural.

Dated: December 29, 2005.

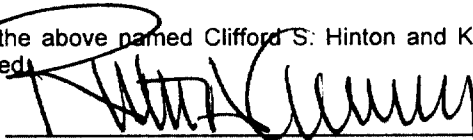

Clifford S. Hinton, Trustee


Kathleen Hinton, Trustee

STATE OF OREGON)ss.
County of Klamath)

On the 29 day of December, 2005, personally appeared the above named Clifford S. Hinton and Kathleen Hinton and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon

3
4 PARCEL 1:

5 A portion of Tract 49 of MERRILL TRACTS, in Section 11, Township 41 South, Range
6 10 E. W. M., in the County of Klamath, State of Oregon, described as follows:

7 Commencing at the Northwest corner of said Tract 49 (which point is also on
8 the Southerly line of Front Street): thence South along the West line of said
9 Tract 49 a distance of 330 feet to the Southwest corner of said Tract 49; thence
10 East along the South line of said Tract a distance of 264 feet, more or less,
11 to the Southeast corner of said Tract 49; thence North along the East line of
12 said Tract a distance of 170 feet; thence West at right angles a distance of
13 140 feet; thence North at right angles a distance of 160 feet, more or less, to
14 the North line of said Tract 49; thence West along the North line of said Tract
15 49 a distance of 124 feet, more or less, to the point of beginning.

16 Along the North 20 feet of vacated Water Street adjacent to the South line of
17 the above-described parcel.

18 PARCEL 2:

19 The $S\frac{1}{2}$ of the Easterly $2\frac{1}{3}$ (230 feet 4-2/3 inches) of Tract 38 of MERRILL TRACTS,
20 in the County of Klamath, State of Oregon.

21 EXCEPTING THEREFROM the Westerly 125.00 feet of the $S\frac{1}{2}$ of the Easterly $2\frac{1}{3}$ (230 3/4
22 feet) of Tract 38, MERRILL TRACTS, in the County of Klamath, State of Oregon.

23 ALSO SAVING AND EXCEPTING THEREFROM portion conveyed to the State of Oregon, by
24 and through its State Highway Commission, by Deed recorded in Book 281 at page
25 325, Deed Records of Klamath County, Oregon.

26 CODE 14 MAP 4110 ~~3DE TL 4200~~

27 CODE 14 MAP 4110 ~~11AA FL 1300~~