



THIS SPACE F

2007-001485
Klamath County, Oregon



01/29/2007 11:37:45 AM

Fee: \$31.00

MTC 78173

After recording return to:

The Gary Scott Hoeppner and Margaret Ann
Hoeppner
Revocable Living Trust
970 Sunset Drive
Springfield, OR 97477

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

The Gary Scott Hoeppner and Margaret Ann
Hoeppner
Revocable Living Trust
970 Sunset Drive
Springfield, OR 97477

Escrow No. OM096413A
Title No. 0078049
SWD

STATUTORY WARRANTY DEED

Highmark Investment Group, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Gary Scott Hoeppner and Margaret Ann Hoeppner, Trustees of the Gary Scott Hoeppner and Margaret Ann Hoeppner Revocable Living Trust**, 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:

See attached Exhibit "A"

Account No. 2406-001CA-
01200-000

Key No. 144490

Account No. 2406-001CA-01400-000
Key No. 845296

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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 26th day of January, 2007.

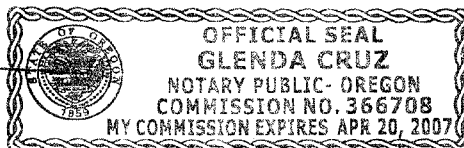
Highmark Investment Group, LLC

BY:

Mark Keith, Member

BY:

Mary Diane Keith, Member



State of Oregon

County of ~~Klamath~~ Deschutes

This instrument was acknowledged before me on January 26, 2007 by Highmark Investment Group, LLC., by Mark Keith, Member and Mary Diane Keith, Member

(Notary Public for Oregon)

My commission expires 4-20-2007

31.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point along the Southeast line of a 20 foot roadway, a 1 3/4" X 48" galvanized steel pipe, from which the Southwest corner of said Section 1 lies South 1710.4 feet and West 1874.0 feet; thence along the Southeasterly line of said roadway, North 52° 23' East 139.2 feet to a point, a 3/4" steel rod; thence South 50° 15' East 138.1 feet to a point in the center of Crescent Creek as located in 1956; thence up the center of said Creek, South 43° 57' West 115.6 feet to a point; thence along a line as agreed upon by Pietila and Scribner in April 1980, North 57° 32 1/2' West, passing a 1 3/4" X 48" galvanized steel pipe at 36.0 feet on the Northwesterly scour bank of Crescent Creek, in all 161.3 feet to the point of beginning.

PARCEL 2

Beginning at an iron pipe on the Southerly line of a 20 foot roadway, North 1795.5 feet and East 1984.2 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 52° 23' East 64.2 feet; thence North 65° 03' East, along said Southerly line, 77.8 feet to an iron pipe; thence South 44° 55' East, 92.2 feet to the center of Crescent Creek; thence South 40° 13 1/2' West, up the center of said Creek, 124.46 feet; thence North 50° 15' West, 138.1 feet to the point of beginning, Klamath County, Oregon.

PARCEL 3

Beginning at an angle point in a 20 foot roadway, North 1713.8 feet and East 1878.2 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 52° 08 1/2' East 158.2 feet to the center of Crescent Creek; thence Northwest along a straight line to a point that is South 52° 23' West 21.5 feet from the point of beginning; thence North 52° 23' East 21.5 feet to the point of beginning, Klamath County, Oregon.

LESS AND EXCEPT that portion described in Deed from John A. Pietila and Ellen S. Pietila to Wayne C. Carver, recorded August 21, 1972 in Volume M72, page 9335, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Deed from Tim Delaney and May Delaney to Wayne C. Carver and Lillian Carver, recorded September 4, 1968 in Volume M68, page 7981, Microfilm Records of Klamath County, Oregon.

AND ALSO EXCEPTING THEREFROM that portion described in deed from Highmark Investment Group, LLC to Kenneth Gustafson and Mary L. Gustafson, recorded December 18, 2006 in Volume 2006, page 024921, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A parcel of land situated in the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Continued

(Parcel 3 Continued)

Commencing at a point along the Southeast line of a 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet; thence North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description; thence South 49° 30' 27" East a distance of 156.99 feet to the centerline of Crescent Creek, thence South 46° 09' 41" West along said centerline, a distance of 157.32 feet, thence North 45° 00' 07" West, a distance of 202.80 feet to a 1-3/4" pipe on the South right-of-way of Crescent Lake Road (State Highway 429) and the beginning of a 625.00 foot radius curve counter-clockwise, thence along said curve a distance of 104.47 feet, (the long chord of which bears North 40° 01' 37" East a distance of 104.35 feet), to a 1/2" pipe, thence South 59° 19' 32" East a distance of 56.80 feet, thence North 52° 23' 00" East, a distance of 27.17 feet to the INITIAL POINT of this description.

PARCEL 4

Beginning at a point on the Easterly right of way line of the County road, opposite to and 30 feet distant at right angles from centerline Station 50+63.2, Back, P.T., said point being also North 1799.6 feet and East 1854.5 feet from the Southwest corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence North 27° 15' East, along said Easterly line, 106 feet to the center of Cold Creek; thence down the center of said Creek, South 82° 12' East, 76.2 feet and North 71° 44' East 88 feet; thence South 44° 55' East, 40.3 feet to the Northerly line of a 20 foot roadway; thence along said Northerly line, South 65° 03' West, 72.8 feet; South 52° 23' West 208.23 feet, and North 59° 23' West, 42.0 feet to the said Easterly line; thence Northeasterly, along said Easterly line on the arc of a 625.9 foot radius curve left (the long chord of which curve bears North 30° 06' East, 61.82 feet) a distance of 61.85 feet to the point of beginning, Klamath County, Oregon.

PARCEL 5

A parcel of land situated in the NE1/4 SW1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point along the Southeast line of 20.00 foot roadway, a 1/2" steel pipe, from which the Southwest corner of Section 1 lies South 1710.4 feet and West 1874.0 feet; thence North 52° 23' 00" East along the South line of said roadway, a distance of 10.97 feet to a 5/8" rebar with yellow plastic cap marked "MSC LS58541" the INITIAL POINT of this description, thence South 49° 30' 27" East, a distance of 156.99 feet to the centerline of Crescent Creek, thence North 46° 09' 41" East along said centerline, a distance of 1.78 feet, thence North 43° 57' 00" East along said centerline, a distance of 125.72 feet, thence North 50° 14' 00" West, a distance of 16.00 feet to a 3/4" rebar, thence North 50° 14' 00" West, a distance of 122.33 feet to a 3/4" rebar on the South line of said 20.00' roadway, thence South 52° 23' 00" West along the South line of said roadway, a distance of 128.27 feet to the INITIAL POINT of this description.