



MTC78043

After recording return to:
Highmark Investment Group, LLC
PO Box 1625
Bend, OR 97709

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

Highmark Investment Group, LLC
PO Box 1625
Bend, OR 97709

Escrow No. OM096413GC
Title No. 0078043

SWD

THIS SPACE RE

2007-001486

Klamath County, Oregon



01/29/2007 11:38:27 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

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

2406-001AA-00700-000
2406-001AA-00800-000

Key No. 144123
Key No. 144141

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:

Except for the express written agreements and written representations contained herein, Buyer is acquiring the property, both above and below its surface, and including all improvements, in the condition existing at the time of closing "AS IS", with all faults and defects, if any. Effective on the closing date, Buyer waives, releases and forever discharges Sellers and all persons acting on behalf of them, their successors and assigns, from any and all claims of any nature, direct or indirect, known or unknown, which may arise on account of or in any way growing out of or in connection with any physical characteristic or condition of Sellers' property, including any surface or subsurface condition, or any law, rule or regulation applicable to such property. This paragraph shall be included in the deed, and shall survive any transfer by Buyer of the property or any portion thereof or any interest therein at any subsequent time.

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 26 day of January, 2007.

The Gary Scott Hoepfner and Margaret Ann Hoepfner
Revocable Living Trust

BY: Gary Scott Hoepfner Trustee
Gary Scott Hoepfner, Trustee

BY: Margaret Ann Hoepfner Trustee
Margaret Ann Hoepfner, Trustee

31⁰⁰

State of Oregon

County of Deschutes

On this 26th day of January, 2007, before me Glenda Cruz, a notary public in and for said State, personally appeared Gary Scott Hoeppner and Margaret Ann Hoeppner being by me first duly sworn, declared that they are Trustees of the The Gary Scott Hoeppner and Margaret Ann Hoeppner Revocable Living Trust that they signed the foregoing document as the Trustees and that statements therein contained are true.

Glenda Cruz
Notary Public

Residing at: Bend, OR

Commission Expires: 4-20-2007

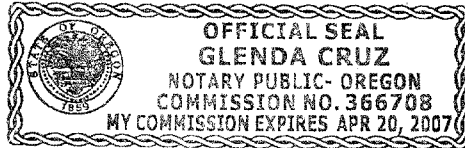


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land lying on the Southwest side of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a railroad spike set in asphalt along the Southwesterly right of way line of said Highway 58, 40 feet from the centerline thereof, from which the CENE/64 corner of Section 1 bears South 46° 44' 25" West 702.50 feet; thence along said right of way line, South 16° 19' 55" East 331.27 feet to a point, being a #5 x 30" steel rod; thence along a line at right angles to said highway, South 73° 40' 05" West 350.00 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to said highway, North 16° 19' 55" West 314.39 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to the Crescent Lake Road, North 74° 00' 56" East 210 feet to a point, being a #5 x 30" aluminum capped steel rod; thence along a line parallel to said Highway 58, North 16° 19' 55" West 19.00 feet to a point, being a #5 x 30" aluminum capped steel rod; thence along a line parallel to said Crescent Lake Road, North 74° 00' 56" East 140.00 feet to the point of beginning. With bearings based on Minor Land Partition 79-145 as filed in the Klamath County Engineer's Office.

PARCEL 2

A parcel of land lying Southwest of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being the CENE/64 corner of Section 1 and being a 2 1/2" x 32" brass capped steel pipe; thence along the EE/64 line of Section 1, North 00° 03' 56" East 315.22 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to the Crescent Lane Road, North 74° 00' 56" East 187.36 feet to a point, being a #5 x 30" steel rod; thence along a line parallel to said Highway 58, South 16° 19' 55" East 314.39 feet to a point, being a #5 x 30" steel rod; thence along a line at right angles to said highway, North 73° 40' 05" East 350.00 feet to a point, being a #5 x 30" steel rod along the Southwesterly right of way line of said highway and 40 feet from the centerline thereof; thence along said right of way line, South 16° 19' 55" East 30.00 feet to a point, being a 2 1/2" x 32" brass capped steel pipe; thence along a line at right angle to said highway, South 73° 40' 05" West 250.00 feet to a point, being a 1" square x 45" steel rod; thence along a line parallel to said highway, South 16° 19' 55" East 72.92 feet to a point, being a #6 x 75" steel rod along the N/16 line of Section 1; thence along said N/16 section line, North 89° 11' 45" West 395.63 feet to the point of beginning. With bearings based on Minor Partition 79-145 as filed in the Klamath County Engineer's Office.

PARCEL 3

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

Beginning at the intersection of the Westerly line of Highway 58 and the South line of the NE1/4 NE1/4 of said section, thence Northwesterly along the Westerly line of Highway No. 58, 150 feet; thence Southwesterly on a line perpendicular to the Westerly right of way line of Highway No. 58, 250 feet; thence Southeasterly on a line parallel to the Westerly line of Highway 58, to the Southerly line of the property first hereinabove described; thence Easterly along the said South line to the point of beginning.