



01/29/2007 11:44:49 AM

Fee: \$46.00

1st-961327

## WARRANTY DEED -- STATUTORY FORM

JOHN R. MEISSNER, TRUSTEE OF THE JOHN R. MEISSNER REVOCABLE LIVING TRUST UTD MAY 01, 2003, Grantor,

conveys and warrants to

RONALD JAY HOGGAN and DIANE HOGGAN, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 147255

Map/Tax Lot No(s): 2407-018A0-02200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is \$150,000.00 which is paid by an Accommodator as part of an IRC 1031 exchange.

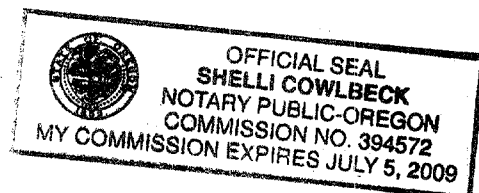
Dated this 26 day of January, 2007.

John R. Meissner TTE  
JOHN R. MEISSNER, TRUSTEE

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on January 26, 2007 by JOHN R. MEISSNER, TRUSTEE.

Shelli Cowlbeck  
(Notary Public for Oregon)  
My commission expires 7-5-2009



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

RONALD J. HOGGAN  
11260 S BREMER ROAD  
CANBY, OR 97013

TITLE NO. 14-0063706  
ESCROW NO. 14-0063706

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18, A NO. 5 ALUMINUM-CAPPED STEEL ROD DRIVEN INTO A 2 INCH PIPE, THE INITIAL POINT OF CRESCENT PINES SUBDIVISION; THENCE ALONG A LINE OF CRESCENT PINES SUBDIVISION, NORTH  $74^{\circ} 55' 34''$  WEST 274.73 FEET TO A NO. 5 STEEL ROD AT THE NORTHEAST PC OF PINE CREEK LOOP; THENCE ALONG THE NORTHEAST LINE OF PINE CREEK LOOP, NORTH  $52^{\circ} 43' 28''$  WEST 667.13 FEET TO A NO. 5 STEEL ROD, THE POINT OF BEGINNING FOR THIS PARCEL; THENCE CONTINUING ALONG THE NORTHEAST LINE OF PINE CREEK LOOP AND 30 FEET FROM THE CENTERLINE THEREOF, NORTH  $52^{\circ} 43' 28''$  WEST 150.18 FEET TO A NO. 5 STEEL ROD, A NORTHERN PT OF PINE CREEK LOOP; THENCE CONTINUING ALONG THE NORTHEAST LINE OF PINE CREEK LOOP AND THE ARC OF A 177.05 FOOT RADIUS CURVE LEFT, THE CHORD OF WHICH BEARS NORTH  $59^{\circ} 13' 38''$  WEST 40.08 FEET TO A 9 INCH LODGEPOLE PINE, A POC ALONG SAID CURVE; THENCE CONTINUING ALONG THE NORTHEAST LINE OF PINE CREEK LOOP AND THE ARC OF SAID CURVE, THE CHORD OF WHICH BEARS NORTH  $77^{\circ} 42' 20''$  WEST 73.52 FEET TO A NO. 5 STEEL ROD, THE PC OF SAID CURVE; THENCE ALONG THE NORTH LINE OF PINE CREEK LOOP, NORTH  $89^{\circ} 38' 54''$  WEST 20.00 FEET TO A NO. 5 STEEL ROD; THENCE ALONG THE EAST LINE OF PINE CREEK LOOP, NORTH  $00^{\circ} 21' 32''$  EAST 329.35 FEET TO A NO. 5 STEEL ROD, AN EASTERN PT OF PINE CREEK LOOP; THENCE ALONG THE SOUTHEAST LINE OF PINE CREEK LOOP AND THE ARC OF A 270 FOOT RADIUS CURVE RIGHT, THE CHORD OF WHICH BEARS NORTH  $17^{\circ} 55' 07''$  EAST 163.33 FEET TO A NO. 5 STEEL ROD, THE SOUTHEAST PC OF SAID CURVE; THENCE CONTINUING ALONG THE SOUTHEAST LINE OF PINE CREEK LOOP, NORTH  $35^{\circ} 35' 14''$  EAST 95.41 FEET TO A NO. 5 STEEL ROD AT THE INTERSECTION OF THE SOUTHEAST LINE OF PINE CREEK LOOP AND THE SOUTHWEST LINE OF OREGON STATE HIGHWAY NO. 58; THENCE ALONG THE SOUTHWEST LINE OF SAID HIGHWAY AND 40 FEET FROM THE CENTERLINE THEREOF, SOUTH  $52^{\circ} 44' 43''$  EAST 337.41 FEET TO A NO. 5 STEEL ROD; THENCE ALONG A LINE AT RIGHT ANGLE TO PINE CREEK LOOP, SOUTH  $37^{\circ} 16' 32''$  WEST 235.30 FEET TO A NO. 5 STEEL ROD; THENCE ALONG A LINE PARALLEL WITH PINE CREEK LOOP, SOUTH  $52^{\circ} 43' 28''$  EAST 190.00 FEET TO A NO. 5 STEEL ROD; THENCE ALONG A LINE AT RIGHT RIGHT ANGLE TO PINE CREEK LOOP, SOUTH  $37^{\circ} 16' 32''$  WEST 230.00 FEET TO THE POINT OF BEGINNING.

THERE IS INCLUDE WITHIN THESE BOUNDS, AN EASEMENT 10 FEET IN WIDTH ALONG THE NORTHEAST BOUND HEREOF FOR PURPOSES OF DRAINAGE.

Tax Parcel Number: R147255