

2007-015413

Klamath County, Oregon



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08/31/2007 08:28:05 AM

Fee: \$31.00

Grantor:

William Henry Hampton, III and Helen Louise Hampton,
Trustees of the William Henry Hampton, III and
Helen Louise Hampton Revocable Inter Vivos Trust
established November 17, 2005

Grantee:

Campus Greens, LLC
an Oregon limited liability company

Mail Tax Statements To:

Campus Greens, LLC
242 Mountain View Place
Palm Springs, CA 92262

When Recorded, Return To:

Gregory T. Hornecker
717 Murphy Road
Medford, OR 97504

BARGAIN AND SALE DEED

William Henry Hampton, III and Helen Louise Hampton, Trustees of the William Henry Hampton, III and Helen Louise Hampton Revocable Inter Vivos Trust established November 17, 2005, Grantors, hereby convey to Campus Greens, LLC, an Oregon limited liability company, Grantee, subject to existing indebtedness which Grantee hereby assumes and agrees to pay, the real property situated in Klamath County, Oregon, and more particularly described as:

See Exhibit "A" attached hereto

There is no dollar consideration paid for this transfer.

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, 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 21 day of Aug, 2007.

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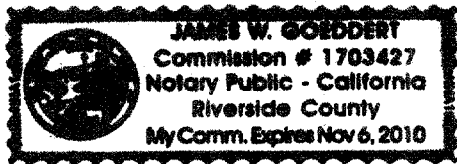
William Henry Hampton, III, Trustee of the
William Henry Hampton, III and Helen Louise
Hampton Revocable Inter Vivos Trust
established November 17, 2005

[Handwritten signature]

Helen Louise Hampton, Trustee of the
William Henry Hampton, III and Helen Louise
Hampton Revocable Inter Vivos Trust
established November 17, 2005

STATE OF CALIFORNIA)
County of Riverside) ss.

This instrument was acknowledged before me this 21st day of Aug, 2007, by
William Henry Hampton, III and Helen Louise Hampton as Trustees of the William Henry
Hampton, III and Helen Louise Hampton Revocable Inter Vivos Trust established November
17, 2005.



[Handwritten signature]

NOTARY PUBLIC FOR CALIFORNIA

My Commission Expires: November 6, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 1, 2, 3, 4, 5, and 6, Block 1 and all that portion of Lots 1, 2, 3, 4 and 5, Block 12, lying Northeasterly of the right of way of Highway 97, all in CHELSEA ADDITION to the City of Klamath Falls, Oregon, now vacated.

And ALSO all that portion of Byrd Avenue lying North of Block 1 of said CHELSEA ADDITION, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said CHELSEA ADDITION, and all that portion of the alley in CHELSEA ADDITION, lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the section line and South of the North line of Byrd Avenue projected Easterly all in CHELSEA ADDITION, now vacated.

TOGETHER WITH those portions of vacated Byrd Avenue and vacated Quarry Street as vacated by Ordinance No. 93-6, recorded March 17, 1993 in Volume M93, page 5572, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.

ALSO beginning at a point which is South 0° 06' West a distance of 388.5 feet from the Section corner common to sections 17, 18, 19 and 20 in Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence continuing South 0° 06' West a distance of 300 feet to the Northeast corner of CHELSEA ADDITION to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in CHELSEA ADDITION North 89° 49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0° 06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89° 49' East a distance of 174.2 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NE NE of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the Easterly 30 feet of the following described parcel:

Beginning at the section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence South 0° 06' West along the East line of said Section 19, a distance of 388.5 feet to a point; thence North 89° 49' West a distance of 174.2 feet to a point; thence South 0° 06' West a distance of 89 feet to the True Point of Beginning of this description; thence continuing South 0° 06' West a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence North 0° 06' East a distance of 211 feet to a point; thence South 89° 49' East 60 feet to the point of beginning.

PARCEL 3

Commencing at the Southwest corner of the NW1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the NW1/4 NW1/4 of said Section 20; thence West 300 feet to the place of beginning; being in the NW1/4 NW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 4

Lots 1, 2, 3, 4, 5 and 6, Block 5, OPPORTUNITY ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the portion in highway described in Deed Volume 181, page 29.