



After recording return to:

Badger Flats

3390 Auto Mall Drive

Suite 250

West Lake Village, CA 91362

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

Badger Flats

Same as above

File No.: 7021-1066980 (DMC)

Date: November 02, 2007

THIS SPA



12/11/2007 10:50:48 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Dennis R. Hynes, Trustee for J & J Family Trust, Grantor, conveys and warrants to **Badger Flats Limited Partnership**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$900,000.00**. (Here comply with requirements of ORS 93.030)

F3i

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.

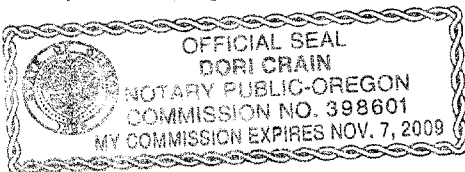
Dated this 10 day of December, 2007.

Dennis R. Hynes, Trustee for the J & J
Family Trust

Dennis R. Hynes
Dennis R. Hynes, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of December, 2007
by **Dennis Hynes, Trustee.**



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

The SE 1/4 NW 1/4, that portion of the N 1/2 NW 1/4 and SW 1/4 NE 1/4 lying South of Highway 140 all in section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Less and except that portion Deeded to the State of Oregon by and through its Department of Transportation, recorded May 10, 2004 in Volume M04, Page 28266, Records of Klamath County, Oregon.