

MTC 82044-KR

THIS SPACE R

2008-007912
Klamath County, Oregon



05/30/2008 03:01:25 PM

Fee: \$26.00

After recording return to:
JST Properties, LLC, an Oregon limited liability
company
735 Cardley Avenue, Suite 103 PO Box 1326
Medford, OR 97504 97501

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

JST Properties, LLC, an Oregon limited liability
company
735 Cardley Avenue, Suite 103 PO Box 1326
Medford, OR 97504 97501

Escrow No. MT82044-KR
Title No. 0082044
SWD

STATUTORY WARRANTY DEED

Jim R. Hines and Marybeth Hines, as tenants by the entirety, Grantor(s) hereby convey and warrant to JST Properties, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 27 day of May, 2008.

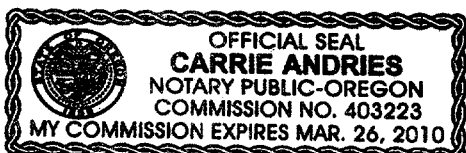
Jim R. Hines
Jim R. Hines

Marybeth Hines
Marybeth Hines

State of Oregon
County of ~~KLAMATH~~ JACKSON

This instrument was acknowledged before me on May 27, 2008 by Jim R. Hines and Marybeth Hines.

Carrie Andries
(Notary Public for Oregon)



My commission expires 3/26/10

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at an iron pin on the Northerly right of way line of South Sixth Street which bears South 0 degrees 00' 30" East a distance of 826.8 feet and South 55° 52' 30" East a distance of 475.2 feet from the iron pin monument marking the Northwest corner of said Section 3, said beginning point also being the Southwesterly corner of parcel described in Deed Volume M69, page 4221, Deed Records of Klamath County, Oregon; thence North 34° 07' 30" East along the Northwesterly line of last mentioned parcel a distance of 175.0 feet to the Southerly right of way line of Pershing Way; thence along said right of way line North 55° 52' 30" West a distance of 142.04 feet, more or less, to a point; thence South 34° 07' 30" West a distance of 175.0 feet to the Northerly line of South Sixth Street; thence along said right of way, South 55° 52' 30" East a distance of 142.04 feet, more or less to the point of beginning.