

2008-008695

Klamath County, Oregon



00048047200800086950060069

06/16/2008 03:01:28 PM

Fee: \$46.00

After recording return to:
John Hoover
2271 SW Birch Street, Suite 100
Newport Beach, CA 92660

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

John Hoover
20271 SW Birch Street, Suite 100
Newport Beach, CA 92660

File No.: 7021-736526 (BS)
Date: May 28, 2008

LA 736526

STATUTORY WARRANTY DEED

John K. Hoover, Grantor, conveys and warrants to **Oregon Pines, LLC an Oregon Limited Liability Company**, 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 the reference incorporated herein.

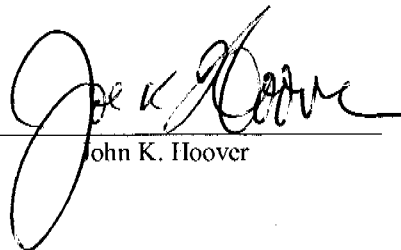
This property is free from liens and encumbrances, EXCEPT:

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.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$359,100.00. (Here comply with requirements of ORS 93.030.)

Dated this - 28 day of May, 20 08.



John K. Hoover

F46

Warranty Deed - continued

STATE OF California)
County of Orange) ss.

On June 9, 2008 before me, the undersigned Notary Public, personally appeared **John K. Hoover**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

06/02/10

Carol S. Graham

Notary Public

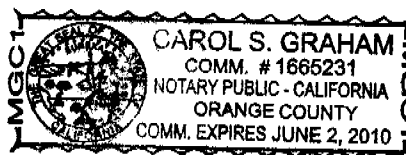


Exhibit "A"

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

A parcel of land located in Sections 1, 2, 3, 10, 11, 12 and 13, Township 35 South, Range 11 East of the Willamette Meridian and Section 7, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Parcel 1: Beginning at the Northeast corner of Section 1, township 35 South, Range 11 East of the Willamette Meridian; thence South 0°37'47" West, along the east boundary of Section 1, 2,643.99 feet to the East 1/4 corner of Section 1; thence South 0°39'40" West, along the east boundary of Section 1, 2,644.01 feet to the Northwest corner of Section 7, township 35 South, Range 12 East of the Willamette Meridian; thence South 89°46'30" East, along the North boundary of Section 7, 2,673.33 feet to the North 1/4 corner of Section 7; thence South 0°06'54" East, along the East boundary of the NW 1/4 of Section 7, 2,639.86 feet to the Southeast corner of the NW 1/4 of Section 7; thence North 89°47'44" West, along the South boundary of the NW 1/4 of Section 7, 2,691.19 feet to the East 1/4 corner of Section 12, Township 35 South, Range 11 East of the Willamette Meridian; thence South 0°50'49" West, along the East boundary of Section 12, 2,641.00 feet to the Southeast corner of Section 12; thence North 89°21'23" West, along the South boundary of Section 12, 1,318.58 feet to the East 1/16 corner between Sections 12 and 13; thence South 0°28'00" West, along the East boundary of the NW 1/4 of the NE 1/4 of Section 13, 734.39 feet to the Northeast corner of Block 45, Oregon Pines Subdivision; thence along the Northerly boundary of Oregon Pines Subdivision as follows: North 89°13'15" West, 474.03 feet; South 0°46'45" West, 122.26 feet; North 89°36'35" West, 803.86 feet; South 80°54'20" West, 30.00 feet; South 68°10'05" West, 420.66 feet; North 307.53 feet; North 35°20'40" West, 561.35 feet; North 54°25'00" West, 755.00 feet; South 35°35'00" West, 635.00 feet; South 58°36'25" West, 298.51 feet; North 61°10'38" West, 262.76 feet; North 67°13'23" West, 230.07 feet; North 29°47'57" West, 212.49 feet; North 49°08'34" West, 500.05 feet; North 66°15'20" West, 375.00 feet; North 41°14'19" West, 66.21 feet; North 66°15'20" West, 368.00 feet; North 16°34'27" East, 552.28 feet; North 68°28'12" East, 250.61 feet; North 23°44'40" East, 425.00 feet; North 52°13'27" West, 411.08 feet; North 73°25'33" West, 617.00 feet; South 16°34'27" West, 531.09 feet; North 52°00'44" West, 320.98 feet; North 0°54'13" East, 99.51 feet; North 52°00'44" West, 340.00 feet; North 74°52'11" West, 419.13 feet; North 29°11'18" West, 378.86 feet; South 88°57'42" West, 378.86 feet; South 29°53'12" West, 310.00 feet; North 59°39'37" West, 458.16 feet; North 24°11'30" East, 320.00 feet; North 65°48'30" West, 835.00 feet; South 24°11'30" West, 1,325.00 feet; South 29°43'56" East, 93.79 feet; South 56°28'30" West, 250.50 feet; South 79°54'13" West, 65.39 feet; South 56°28'30" West, 405.22 feet; South 28°32'10" East, 116.53 feet; thence South 61°27'50" West, along the North boundary of Lot 1, Block 26, Oregon Pines Subdivision to the West boundary of Section 11, Township 35 South, Range 11 East of the Willamette Meridian; thence North 0°46'41" East, along the West boundary of Section 11 to the East 1/4 corner of Section 10; thence North 88°47'27" West, along the South boundary of the NE 1/4 of Section 10 to the centerline of the Fuego Fire Road; thence Northerly along the centerline of said road to the Most westerly corner of a tract of land described in Volume M78, Page 27828 of the Deed Records of Klamath County; thence South 66°43'27" East, along the Southerly boundary of the property described in said Deed, 1,485.77 feet; thence along the Easterly boundary of said Deed Volume and Page North 18°40'55" East, 622.00 feet; thence North 28°30'24" East, 1,785.75 feet to the most northerly corner of a tract of land described in Volume M77 Page 21083 of the Deed Records of Klamath County; thence South 59°41'57" East, 1,082.37 feet; thence North 30°18'03" East, 1,415.51 feet to the North boundary of Section 2, Township 35 South, Range 11 East of the Willamette Meridian; thence South 89°19'06" East, along the North boundary of Section 2, 2,197.85 feet to the Northwest corner of Section 1; thence South 0°50'47" West, along the West boundary of Section 1 to the Northwest corner of the SW 1/4 of the NW 1/4 of Section 1; thence East, along the North boundary of the SW 1/4 of the NW 1/4 to the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 1; thence South along the East boundary of the SW 1/4 of the NW 1/4 to the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 1; thence East, along the north boundary of the NE 1/4 of the SW 1/4 to the center of said Section 1; thence North, along the North-South centerline of Section 1 to the North 1/4 corner of said Section 1; thence South 89°00'44" East, along the north boundary of Section 1, 2,643.21 feet to the Northeast corner of Section 1, the point of beginning.

EXCEPTING THEREFROM the SE 1/4 of the NW 1/4 of Section 12, Township 35 South, Range 11 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM a tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

Beginning at the Northwest corner of said Section 2; thence South 88°59'04" East along the Northerly line of said Section 2, a distance of 276.30 feet to the centerline of an existing Indian Service Road; thence South 33°06'52" West, along said centerline a distance of 35.00 feet; thence South 59°41'57" East, a distance of 2,030.72 feet; thence South 28°30'24" West, a distance of 665.02 feet to the northerly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77 Page 20008, Deed Records and the true point of beginning of the tract of land herein to be described; thence South 59°41'57" East along the boundary line of said Shannon tract a distance of 1,310.08 feet to an angle corner therein; thence South 28°30'24" West, a distance of 665.02 feet; thence South 32° 34'54" East a distance of 442.97 feet; thence North 87°54'59" West, a distance of 1,573.32 feet to the most Westerly corner of said Shannon tract; thence North 11°43'00" East along the Westerly line of said Shannon tract a distance of 997.83 feet to an angle corner therein; thence continuing along the Westerly line of said Shannon tract North 28°30'24" East a distance of 665.02 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM a tract of land located in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence North 89°03'41" West along the South boundary of Section 2, 661.44 feet; thence North 8°13'29" West, 2,107.74 feet to the most easterly corner of a tract of land described in Volume M77 Page 20008 of Deed Records of Klamath County, said point also being the most southerly corner of a tract of land described in Deed Volume M78 Page 25362; thence along the boundaries of tract described in Volume M78 Page 25362 North 16°40'58" West, 446.58 feet; thence North 40°53'10" West, 600.00 feet; thence North 49°06'50" East, 1,438.83 feet; thence South 42°01'02" East, 667.26 feet to the East boundary of Section 2; thence South 0°50'47" West along the East boundary of Section 2, 3,424.73 feet to the Southeast corner of Section 2.

ALSO EXCEPTING THEREFROM that portion of Sections 2, 3 and 11 deeded to Leo B. Chadbourne and Charles D. Chadbourne in Warranty Deed recorded November 30, 2000 in Volume M00 Page 43079 Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of Section 2 deeded to Mike Groves and Cheryl Groves in Warranty Deed recorded December 31, 1998 in Volume M98 Page 47996 Deed records of Klamath County, Oregon.

Parcel 2:

The following described tract of land located in Section 3, Township 35 South, Range 11 East of the Willamette Meridian, Government Lots 2 and 3, the NE 1/4 of the SW 1/4 and, beginning at the Northwest corner of the SW 1/4 of the NE 1/4 of said Section 3; thence South 88°52'34" East, along the North boundary of the SW 1/4 of the NE 1/4, 661.37 feet; thence South 0°46'36" West, along the west boundary of property described in Volume M78 Page 24280 and Volume M78 Page 23204, 2,652.69 feet to the South boundary of the NW 1/4 of the SE 1/4 of said Section 3; thence North 88°50'56" West along the South boundary of the NW 1/4 of the SE 1/4 of said Section 3, 660.35 feet to the Southwest corner of the NW 1/4 of the SE 1/4; thence northerly along the West boundary of the NW 1/4 of the SE 1/4 and the West boundary of the SW 1/4 of the NE 1/4, 2,652.38 feet, more or less to the point of beginning.

Parcel 3:

Beginning at the Northeast corner of Lot 4, Block 12, Oregon Pines Subdivision; said lot corner being North 88°47'27" West, 1,082.16 feet from the center of Section 10, Township 35 South, Range 11 East of the Willamette Meridian; thence along the northerly boundary of said Subdivision as follows: South 1°12'48" West, 593.91 feet; thence South 59°41'46" East, 856.24 feet; thence South 13°15'05" East, 464.43 feet; thence South 38°36'03" West, 320.24 feet; thence South 31°35'19" East, 168.65 feet; thence North 76°33'23" East, 791.53 feet; thence South 62°26'30" East, 1,578.54 feet; thence North 27°27'19" East, 503.39 feet; thence North 61°27'50" East, 425.00 feet; thence North 39°04'20" East, 43.26 feet to the center of the Fuego Fire Road; thence leaving the boundary of Oregon Pines Subdivision, northerly, along the centerline of the Fuego Fire Road to the Southeast corner of a tract of land described in Volume M81 Page 11515 of the Deed Records of Klamath County, Oregon; thence South 88°12'19" West, along said Deed boundary 1,045.42 feet; thence North 04°53'43" West, along said deed boundary, to the East-West centerline of Section 10, Township 35 South, Range 11 East of the Willamette Meridian; thence North 88°47'27" West, along the East-West centerline of Section 10 to the point of beginning.

Tax Parcel Number: R275062 and R276748 and R274152 and R274606 and R290964 and R277569 and R280305 and R277827 and R278648 and R574937 and R279175