

2008-009768

Klamath County, Oregon



00049331200800097680020029

07/07/2008 03:14:41 PM

Fee: \$26.00

After Recording Return to:
MSA INVESTMENTS LLC
11509 NE 186th Cir.
Battle Ground, WA 98604
Until a change is requested all tax statements
Shall be sent to the following address:
MSA INVESTMENTS LLC

WARRANTY DEED
(INDIVIDUAL)

ATE: 65909 MS

CLIFTON STANTON HINTON AND KATHLEEN HINTON, TRUSTEES OR SUCCESSOR TRUSTEE OF THE HINTON FAMILY TRUST UTA DECEMBER 05 2005, herein called grantor, convey(s) to MSA INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$500,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated June 30, 2008.

HINTON FAMILY TRUST UTA DECEMBER 05, 2005

Clifton Stanton Hinton Trustee
BY: CLIFTON STANTON HINTON, TRUSTEE

Kathleen Hinton Trustee
BY: KATHLEEN HINTON, TRUSTEE

STATE OF OREGON, County of Klamath) ss.

On July 02, 2008 personally appeared the above named CLIFTON STANTON HINTON AND KATHLEEN HINTON AS TRUSTEES OF THE HINTON FAMILY TRUST UTA DECEMBER 05 2005 and acknowledged the foregoing instrument to be their voluntary act and deed.

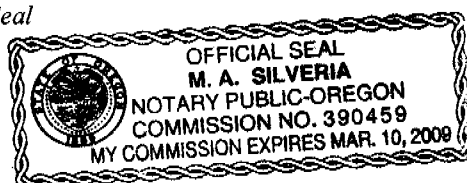
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65909MS

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



\$26-A

Exhibit A

A portion of Tract 49 of MERRILL TRACTS, in Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of said Tract 49 (which point is also in the Southerly line of Front Street); thence South along the West line of said Tract 49 a distance of 330 feet to the Southwest corner of said Tract 49; thence East along the South line of said Tract a distance of 264 feet, more or less, to the Southeast corner of said Tract 49; thence North along the East line of said Tract a distance of 170 feet; thence West at right angles a distance of 140 feet; thence North at right angles a distance of 160 feet, more or less, to the North line of said Tract 49; thence West along the North line of said Tract 49 a distance of 124 feet, more or less, to the point of beginning.

Together with the North 20 feet of vacated Water Street adjacent to the South line of the above described parcel.

CODE: 228 MAP: 4110-011AA TL: 01300 KEY: 122780