



THIS SPACE

2008-011590

Klamath County, Oregon



00051575200800115900020024

08/14/2008 03:50:43 PM

Fee: \$26.00

After recording return to:

MDLN, LLC, an Oregon limited liability  
company

C/O Lon Baley PO Box 417

Malin, OR 97632

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

MDLN, LLC, an Oregon limited liability  
company

C/O Lon Baley PO Box 417

Malin, OR 97632

Escrow No. MT82927-KR

Title No. 0082927

SWD

### STATUTORY WARRANTY DEED

HLL, LLC, Grantor(s) hereby convey and warrant to MDLN, 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:

**2008-2009 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$217,629.00**.

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 11<sup>th</sup> day of August, 2008.

HLL, LLC

X BY: Leonard Hitchcock member  
Leonard Hitchcock, Member

X BY: Lloyd Hitchcock, member  
Lloyd Hitchcock, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 11, 2008 by Leonard Hitchcock and Lloyd Hitchcock, as Members for HLL, LLC.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

*Handwritten signature/initials*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The W1/2 NE1/4 of Section 9, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SAVE AND EXCEPTING THEREFROM 3/4 of an acre, more or less, in the NW1/4 NE1/4 of said Section 9, heretofore deeded to Fred L. Pope by Deed recorded in Volume 25, page 500, Deed Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM the Burlington Northern railroad right of way, that portion lying within State Highway 50, and that portion in USBR No. 9 Drain.

TOGETHER WITH an easement beneath the Burlington Northern Railroad Trestle known as Bridge No. 18.6 as granted by instrument recorded May 31, 1955 in Block 274, page 527, Deed Records of Klamath County, Oregon.