

UTC 83307-SH

2008-012698

Klamath County, Oregon



THIS SPACE



00052999200800126980040044

09/11/2008 11:08:57 AM

Fee: \$36.00

After recording return to:

THE HILL FAMILY TRUST DATED MARCH
19, 1996

10585 LOWER RANCH ROAD P.O. Box 544
Merrill, OR 97633

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

THE HILL FAMILY TRUST DATED MARCH
19, 1996

10585 LOWER RANCH ROAD P.O. Box 544
Merrill, OR 97633

Escrow No. MT83307-SH

Title No. 0083307

SWD-EM

STATUTORY WARRANTY DEED

WASBURN BRISTOL INVESTMENTS INC, an Oregon Corporation, Grantor(s) hereby convey and warrant to DEAN FLEMING HILL AND CONNIE MAE HILL, AS TRUSTEES OF THE HILL FAMILY TRUST DATED MARCH 19, 1996, 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 **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.

360mt

Dated this 9th day of September, 2008.

WASBURN BRISTOL INVESTMENTS INC

BY: [Signature]
DANIEL J. COOPER, PRESIDENT

State of Oregon
County of KLAMATH

SEE ATTACHED ACKNOWLEDGMENT

This instrument was acknowledged before me on _____, 2008 by DANIEL J. COOPER AS PRESIDENT OF
WASBURN BRISTOL INVESTMENTS INC.

(Notary Public for Oregon)

My commission expires _____

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

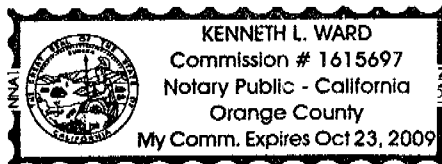
STATE OF CALIFORNIA)
)
COUNTY OF ORANGE) SS.

On September 9, 2008, before me KENNETH L. WARD, a Notary Public, personally appeared DANIEL J. COOPER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



DESCRIPTION OF ATTACHED DOCUMENT

Title of Document: Statutory Warranty Deed

Date: September 9, 2008

No. of Pages: Two (2),
Excluding Exhibit "A"

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A portion of Tract 9 of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point of the South side of LaVerne Avenue 465.6 feet West of the Great Northern right of way on the East side of said Tract, said point of beginning being 30 feet South of the North line of said Tract 9; thence West parallel with LaVerne Street 75 feet; thence South 150 feet; thence East 75 feet; thence North 150 feet to the point of beginning.