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RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference - Escrow No. MT91971-KR
Title Order No. 0091971

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **MDLN Properties, LLC**

Address: **C/O Lon Baley, PO Box 417**

City, ST Zip: **Malin, OR 97632**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

Seller Name & Address: **Dennis R. Hynes, Trustee of the J & J Family Trust,
3939 S. 6th Street #301,
Klamath Falls, OR 97603**

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

Buyer Name & Address: **MDLN Properties, LLC, an Oregon limited liability company,
c/o Lon Baley
PO Box 417,
Malin, OR 97632**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:**

Name: **MDLN Properties, LLC**

Address: **c/o Lon Baley, PO Box 417**

City, ST Zip: **Malin, OR 97632**

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF
GRANTOR/GRANTEE**



After recording return to:

MDLN Properties, 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 Properties, LLC, an Oregon limited liability company

c/o Lon Baley PO Box 417

Malin, OR 97632

Escrow No. MT91971-KR

Title No. 0091971

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STATUTORY WARRANTY DEED

Dennis R. Hynes, Trustee of the J & J Family Trust,

Grantor(s), hereby convey and warrant to

MDLN 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 true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 5th day of January, 2012

Dennis R. Hynes, Trustee of the J & J Family Trust

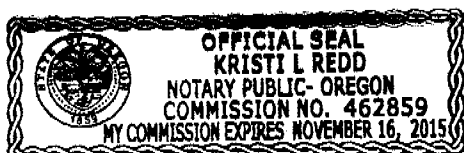
BY:

Dennis R. Hynes (Trustee)
Dennis R. Hynes, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on January 5, 2012 by Dennis R. Hynes, Trustee of the J & J Family Trust.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

Government Lots 8, 9, 16, 20, 22 and the E1/2 of Government Lot 10, Section 14, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

Excepting therefrom a parcel of land situated in Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, further bounded and described as follows:

Beginning at the Quarter (1/4) corner common to Sections 13 and 14 of said Township 41 South, Range 11 East of the Willamette Meridian; thence South 0°01'13" East along the section line common to said Sections 13 and 14, said section line also being the centerline of Gaines Road, a distance of 1651.66 feet to the point of intersection with the centerline of State Line Road, said centerline of State Line Road being the common boundary between the States of Oregon and California; thence North 89°07'24" West along said centerline of State Line Road and the common boundary between the States of Oregon and California a distance of 235.28 feet to a point and True Place of Beginning; thence continuing North 89°07'24" West along said centerline a distance of 812.57 feet to a point; thence North 0°39'30" East and passing through an iron pin 30.00 feet therefrom, a distance of 298.04 feet to an iron pin; thence South 89°07'24" East and parallel to said centerline of State Line Road a distance of 812.57 feet to an iron pin; thence South 0°39'30" West and passing through an iron pin 268.04 feet therefrom, a distance of 298.04 feet to the point of intersection with the said centerline of State Line Road and true point of beginning.

EXCEPTING THEREFROM the Southerly 30.00 feet for public right-of-way purposes.