2009-011686 Klamath County, Oregon

00071940200900116860490190

08/31/2009 03:45:21 PM

Fee: \$111.00

GRANTEE'S ADDRESS IS,
MAIL TAX STATEMENTS TO AND
AFTER RECORDING RETURN TO:

Klamath Falls 2349 LLC C/O Lakeside Mortgage Company Attention: Glen Wassmuth 301 W Tolas Place Fallon, Nevada 89406

OUITCLAIM DEED

between the individuals, entities, trusts described on Exhibit "A" to this Quitclaim Deed, as to their aggregate 89.74% undivided interest. John J. Achurra and Norma J.

Achurra, trustees of The Achurra Family Trust dated March 12, 1992, Calvin R. Moffitt and Craig L. Schank, trustees of The Moffitt and Schank LTD Profit Sharing Plan dated January 1, 1985, Anita A. York, a single woman, Marie J. Duncan, a single woman, William McCuskey and Irene McCuskey, husband and wife, community property with rights of survivorship, Louie I. Venturacci, a single man, , Ralph E. Nuti and Mary E. Nuti, trustees of The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975, the Yerington Rotary Club Scholarship Fund, Tom Price, president, Brian L. Belanger and Mariann F. Belanger, as co-trustees of The Brian and Mariann Belanger Family Trust dated March 26, 1992, Amilio Bell and Carmen Bell trustees of The Bell Family Trust Agreement dated April 17, 1985, Bonnie Louise Bell, a single woman, Yvonne E. Dory,



AMERITITLE, has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

trustee of The Dory Family Trust dated October 9, 1990, Gloria F. Quilici, trustee of The Reno Quilici and Gloria Quilici Trust Agreement dated March 8, 1990, Harlan Hiles, a single man and George O. Henderson and Cheryl E. Henderson, trustees of the Henderson Family Trust Under Agreement dated January 2, 2002 (Grantors) and Klamath Falls 2349, LLC, a Nevada limited liability company (Grantee), whose address is 301 West Tolas Place, Fallon, Nevada 89406.

WITNESSETH

Grantors, without consideration, quitclaim and convey to the Grantee, and to its successors and assigns in interest, an undivided interest in and to that certain real Property situated in the County of Klamath, State of Oregon, more particularly described on Exhibit "B" attached.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining there to, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the said Grantee, and to its successors and assigns.

The Achurra Family Trust dated March 12, 199	2	
By of Cichoco John J. Achurra, Trustee		
By Marma J. Achurra, Trustee	CHRISTINE L. RECA	
State of Nevada County of hurchil	Notary Public - State o Appointment Recorded in Chur No: 93-0896-4 - Expires Ju	chill County
This instrument was acknowledged before me of By John J. and Norma J. Achurra trustees of Th	on Cuzust 3,20 ne Achurra Family Trust da	of ated March 12,
Greatine L. Recanzace		
Notary Public Commission expires Jun 7.20/3		
The Moffitt and Schank LTD Profit Sharing Pla	un dated January 1, 1985	
By Calvin R. Moffitt, Trustee	in dated January 1, 1965	
By Craig L. Schank, Trustee		
State of Nevada County of Waln		
This instrument was acknowledged before me of	nalysust 10.2	00.9
By Calvin R. Moffitt and Craig L. Schank Trus Sharing Plan dated January 1, 1985	stees of The Moffitt and So	chank Profit
Notary Public Commission expires June 7.2013	CHRISTINE L. REC. Notary Public - State of Appointment Recorded in Chu. No: 93-0896-4 - Expires Ju	ANZONE In the Internation of Nevada Internat

Re: Escrow No. KLAMATH FALLS 2349.11C

This loan participation is for the benefit of Calvin R. Moffitt from and for his segregated Funds, therefore, only his signature as trustee is required and not the signature of both Trustees of The Moffitt and Schank LTD Profit Sharing Plan dated January 1, 1985.

Calvin R. Moffitt, Trustee

Craig/L. Schank, Trustee

Anita A. York nota (). York		
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Anita A. York	dientensessessessessessessessessessessessesse	
	CHRISTINE L. RECANZONE Notary Public - State of Nevada	'E
State of Nevada	Treatment and the second of th	į
County of Muada	No: 93-0896-4 - Expires June 7, 2013	
This instrument was acknowledged before me on	luc 10. 2009	
By Anita A. York	ð	
Mr. T. all		
Cristial O. Alcango		
Notary Public Commission expires June 7.20/3		
Commission expires June 7.2013		
\mathcal{U}		
Marie J. Duncan		
By		
Marie J. Duncan		
State of Nevada		
County of		
This instrument was asknowledged before me on		
This instrument was acknowledged before me on By Marie J. Duncan		
By Marie 3. Duncan		
Notary Public		
Commission expires		

Anita A. York	
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State of Nevada County of	
This instrument was acknowledged before By Anita A. York	e me on
Notary Public	
Commission expires	-
Marie J. Duncan	
By Make J. Duncan Marie J. Duncan	n)
State of Nevada County of Medala	
This instrument was acknowledged before By Marie J. Duncan	e me on August 52009
Chistine & Kecausene	CHRISTINE L. RECANZONE
Notary Public Commission expires July 7.2013	Notary Public - State of Nevada Appointment Recorded in Churchill County No: 93-0896-4 - Expires June 7, 2013

William McCuskey and Irene McCuskey
 By Nullan McCuskey William McCuskey By CHRISTINE L. RECANZONE Notary Public - State of Nevada Appointment Recorded in Churchill County No: 93-0896-4 - Expires June 7, 2013
State of Nevada, County of This instrument was acknowledged before me on August 24 2009 By William McCuskey and Irene McCuskey
Notary Public Commission expires June 7, 2013
Louie I. Venturacci Louie I. Venturacci
State of Nevada County of Ywada
This instrument was acknowledged before me on August 4.200 9 By Louie I. Venturacci Notary Public Commission expires August 7. 2013 This instrument was acknowledged before me on August 4.200 9 CHRISTINE L. RECANZONE Notary Public • State of Nevada Appointment Recorded in Churchill County No: 93-0896-4 • Expires June 7, 2013
Automorphism Julie 1, 2013

William McCuskey and Irene McCuskey	
By	
William McCuskey	
By	
Irene McCuskey	
State of Nevada	,
County of	
This instrument was acknowledged before me on By William McCuskey and Irene McCuskey	<u> </u>
Notary Public Commission expires	
Louie I. Venturacci Louie I. Venturacci	
State of Nevada County of Musala	
This instrument was acknowledged before me on ugust 4.200 By Louie I. Venturacci	9
Notary Public Commission expires June 7. 2013 CHRISTINE L. RECANZO Notary Public - State of Nev. Appointment Recorded in Churchill Co. No: 93-0896-4 - Expires June 7.	ONE i ada

The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975
By Ralph E. Nuti, Trustee
Raiph E. Nuti, Trustee
By Mary E. Nuti,Trustee
Mary E. Nuti, Trustee
State of Nevada
County of
This instrument was acknowledged before me on By Ralph E. and Mary E. Nuti trustees of The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975
Notary Public
Commission expires
The Yerington Rotary Club Scholarship Fund
By Tom Price
Tom Price
By Tom Price Title Presidut
President
State of Nevada
County of hyon
This instrument was acknowledged before me on <u>August</u> 3, 2009
By Jons Place
Owole & Roalis
Notary Public - State of Nevada
Commission expires 4/13/2.0/0 Appointment Recorded in Lyon County No. 94-1584-12 - Expires April 13, 2010

The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975
By Ralph E. Nuti, Trustee
By Mary E. Nyti, Trustee
State of Nevada County of Auron
This instrument was acknowledged before me on <u>luguet</u> 4, 2009 By Ralph E. and Mary E. Nuti trustees of The Ralph H. Nuti and Mary E. Nuti Trust dated May 29, 1975
Notary Public Commission expires 4/13/2010 CAROLE J. ROGERS Notary Public - State of Nevada Appointment Recorded in Lyon County No: 94-1594-12 - Expires April 13, 2010
The Yerington Rotary Club Scholarship Fund
By Tom Price
Title President
State of Nevada County of
This instrument was acknowledged before me on
Notary Public Commission expires

The Brian and Mariann Belanger Family Trust dated March 26, 1992
By Mu Surface Brian L. Belanger, Co-Trustee
By All Mariann F. Belanger, Co-Trustee
State of Nevada County of Humboldt
This instrument was acknowledged before me on August 13, 2009 By Brian L. and Mariann F. Belanger co-trustees of The Brian and Mariann Belanger Family Trust dated March 26, 1992
CRYSTAL NICHOLSON Notary Public - State of Nevada Appointment Recorded in Humboldt County No: 01-70666-9 - Expires October 1, 2009
The Bell Family Trust Agreement dated April 17, 1985
By Amilio Bell, Trustee
By Carmen Bell, Trustee
State of Nevada County of Churchill
This instrument was acknowledged before me on
Notary Public Commission expires

By Brian L. Belanger, Co-Trustee
By Mariann F. Belanger, Co-Trustee
Mariann F. Belanger, Co-Trustee
State of Nevada
County of
mit 1 1 1 1 C
This instrument was acknowledged before me on By Brian L. and Mariann F. Belanger co-trustees of The Brian and Mariann Belanger
Family Trust dated March 26, 1992
1 diffing 11 dist dated ividion 20, 1992
Notary Public
Commission expires
The Bell Family Trust Agreement dated April 17, 1985
By Christie Well
Amilio Bell, Trustee
Ви водини воде
By CHRISTINE L. RECANZONE Carmen Bell, Trustee Christine L. RECANZONE Notary Public - State of Nevada
Appointment Recorded in Churchill County
State of Nevada No: 93-0896-4 - Expires June 7, 2013
County of Churchill
Mills / 1200 C
This instrument was acknowledged before me on Lugust 11.200 9 By Amilio Bell and Carmen Bell trustees of The Bell Family Trust Agreement dated
April 17, 1985
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All to the same of
Christial & Kellenzone
Notary Public 72.
Commission expires June 7.2013

Bonnie Loguise Bell
By Konned Sel
Ronnie Louise Rell
CHRISTINE L. RECANZONE Notary Public - State of Nevada
Appointment Recorded in Churchill County No: 93-0896-4 - Expires June 7, 2013
State of Nevada
County of Churchill
This instrument was acknowledged before me on August 11.2009
By Bonnie Louise Bell
Christined Regione
Notary Public
Commission expires fund 1.2013
The Dory Family Trust dated October 9, 1990
Dv
ByYvonne E. Dory, Trustee
State of Nevada
County of
This instrument was acknowledged before me on
By Yvonne E. Dory trustee of The Dory Family Trust dated October 9, 1990
Notary Public
Commission expires

Bonnie Louise Bell
Ву
Bonnie Louise Bell
State of Nevada County of Churchill
This instrument was acknowledged before me on
Notary Public Commission expires
The Dory Family Trust dated October 9, 1990 By John Co Day Tec Yvonne E. Dory, Trustee
State of Nevada County of Washive No: 05-0814-2
This instrument was acknowledged before me on Charles (2009) By Yvonne E. Dory trustee of The Dory Family Trust dated October 9, 1990
Sym Statley Notary Public Commission expires 7-11-2013

The Reno Quilici and Gloria Quilici Trust Agreement dated March 8, 1990
By
Gloria F. Quilici, Trustee
State of Nevada
County of Churchill
This instrument was acknowledged before me on
By Gloria F. Quilici trustee of The Reno Quilici and Gloria F. Quilici Trust Agreement
dated March 8, 1990
Notary Public
Commission expires
T 1 TT1 2
Harlan Hiles By Harlet Land
By Harry
Harlan Hiles
Charles of Nicordan
State of Nevada County of Churchill Humboldt
1 (3 300
This instrument was acknowledged before me on August 3, 2007 By Harlan Hiles
CRYSTAL NICHOLSON Notary Public - State of Nevada
Crystal Nicholson Notary Public Commission expires 10/1/9 9 CRYSTAL NICHOLSON Notary Public - State of Nevada Appointment Recorded in Humbokt County No: 01-70666-9 - Expires October 1, 2009
Commission expires 10/1/0 9

The Reno Quilici and Gloria Quilici Trust Agreement dated March 8, 1990
By Moia 7 Quilici, Trustee
State of Nevada County of Churchill This instrument was acknowledged before me on By Gloria F. Quilici trustee of The Reno Quilici and Gloria F. Quilici Trust Agreement dated March 8, 1990 CHRISTINE L. RECANZONE Notary Public Notary Public Commission expires Appointment Recorded in Churchill County No: 93-0886-4 - Expires June 7, 2013
Harlan Hiles
By Harlan Hiles
State of Nevada County of Churchill
This instrument was acknowledged before me on
Notary Public Commission expires

The Henderson Family Trust under agreement dated	l January 2, 2002
By George O. Konderon	
George O. Henderson, Trustee	
By Cheryl & Headerson	
Cheryl E. Henderson, Trustee	**************************************
V	CHRISTINE L. RECANZONE Notary Public - State of Nevada
State of Nevada	Appointment Recorded in Churchill County No: 93-0896-4 - Expires June 7, 2013
County of Churchill	-
	1
This instrument was acknowledged before me on	My . 13, 200 9
By George O. and Cheryl E. Henderson trustees of	The Henderson Family Trust under
agreement dated January 2, 2002	
Christine L'Ecanyme	
Notary Public ()	
Commission expires June 7 2013	

SCHEDULE "A" Membership Roster

Member	Initial Capital Contribution	Percentage Interest in Property
Achurra Family Trust	\$107,692.00	6.15%
Moffitt and Schank LTD PSP	\$89,744.00	5.13%
Anita A. York	\$107,692.00	6.15%
Marie J. Duncan	\$71,795.00	4.10%
William & Irene McCuskey	\$224,359.00	12.82%
Louie I. Venturacci	\$179,487.00	10.25%
Ralph E. Nuti and Mary E. Nuti Trust	\$44,871.00	2.57%
Yerington Rotary Scholarship Fund	\$89,744.00	5.13%
Brian and Mariann Belanger Family Trust	\$89,744.00	5.13%
Bell Family Trust	\$89,744.00	5.13%
Bonnie Louise Bell	\$44,871.00	2.57%
Dory Family Trust	\$89,744.00	5.13%
Reno Quilici and Gloria Quilici Trust Agreement	\$94,230.00	5.38%
Harlan Hiles	\$89,744.00	5.13%
Henderson Family Trust	\$157,051.00	8.97%

TOTALS:

\$1,570,512.00

89.74%*

EXHIBIT B

All that certain real property described as follows:

PARCEL 2 of LAND PARTITION 57-96, said LAND PARTITION being a portion of Parcel 2 of LAND PARTITION 30-93, situated in the SE1/4 SE1/4 and NE1/4 SE1/4 of Section 26, Township 38 South, Range 9 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Tract 1441 Sky Ridge Estates Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM Lots 34, 36, 40 and 43 of Tract 1482 Sky Ridge Estates Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account NO. 3809 -026DD-02600-000

Tax Account NO. 3809 -026DD-02800-000

Tax Account NO. 3809 -026DD-02900-000

Tax Account NO. 3809 -026DD-03000-000

Tax Account NO. 3809 -026DD-03100-000

Tax Account NO. 3809 -026DD-03200-000

Tax Account NO. 3809 -026DD-03300-000

Tax Account NO. 3809 -026DD-03400-000

Tax Account NO. 3809 -026DD-03500-000

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Tax Account NO. 3809 -026DD-04600-000