

2009-011686

Klamath County, Oregon



00071940200900116860190190

08/31/2009 03:45:21 PM

Fee: \$111.00

NTC13914-9494
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

QUITCLAIM DEED

THIS DEED is entered into this 24 day of August, 2009 by and 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,

11/1/09

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, 1992

By *John J. Achurra*
John J. Achurra, Trustee

By *Norma J. Achurra*
Norma J. Achurra, Trustee

State of Nevada
County of *Churchill*



This instrument was acknowledged before me on *August 3, 2009*
By John J. and Norma J. Achurra trustees of The Achurra Family Trust dated March 12, 1992

Christine L. Recanzone
Notary Public
Commission expires *June 7, 2013*

The Moffitt and Schank LTD Profit Sharing Plan dated January 1, 1985

By *Calvin R. Moffitt*
Calvin R. Moffitt, Trustee

By *Craig L. Schank*
Craig L. Schank, Trustee

State of Nevada
County of *Nevada*

This instrument was acknowledged before me on *August 10, 2009*
By Calvin R. Moffitt and Craig L. Schank Trustees of The Moffitt and Schank Profit Sharing Plan dated January 1, 1985

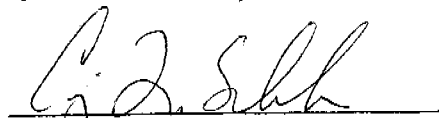
Christine L. Recanzone
Notary Public
Commission expires *June 7, 2013*



Re: Escrow No. *KLAMATH FALLS 2349.LLC*

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

By

Anita A. York

State of Nevada

County of Nevada



This instrument was acknowledged before me on

Aug 10 2009

By Anita A. York

Christine L. Recanzone

Notary Public

Commission expires June 7 2013

Marie J. Duncan

By

Marie J. Duncan

State of Nevada

County of _____

This instrument was acknowledged before me on _____

By Marie J. Duncan

Notary Public

Commission expires _____

Anita A. York

By _____
Anita A. York

State of Nevada
County of _____

This instrument was acknowledged before me on _____
By Anita A. York

Notary Public
Commission expires _____

Marie J. Duncan

By Marie J. Duncan
Marie J. Duncan

State of Nevada
County of Nevada

This instrument was acknowledged before me on August 5, 2009
By Marie J. Duncan

Christine L. Recanzone
Notary Public
Commission expires June 7, 2013



William McCuskey and Irene McCuskey

By William McCuskey
William McCuskey

By Irene McCuskey
Irene McCuskey



State of Nevada
County of Nevada

This instrument was acknowledged before me on
By William McCuskey and Irene McCuskey

August 14 2009

Christine L. Recanzone
Notary Public

Commission expires June 7, 2013

Louie I. Venturacci

By Louie Venturacci
Louie I. Venturacci

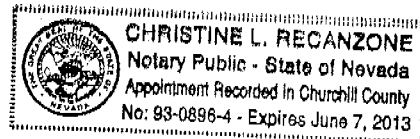
State of Nevada
County of Nevada

This instrument was acknowledged before me on
By Louie I. Venturacci

August 4 2009

Christine L. Recanzone
Notary Public

Commission expires June 7, 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

Notary Public
Commission expires _____

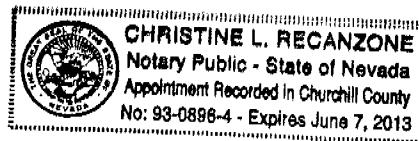
Louie I. Venturacci

By *Louie Venturacci*
Louie I. Venturacci

State of Nevada
County of *Nevada*

This instrument was acknowledged before me on *August 4, 2009*
By *Louie I. Venturacci*

Christine L. Recanzone
Notary Public
Commission expires *Jun 7, 2013*



The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975

By _____
Ralph E. Nuti, Trustee

By _____
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

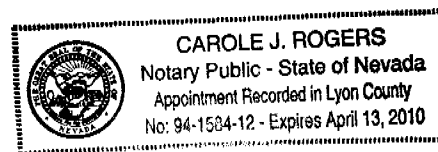
By Tom Price
Tom Price

Title President
President

State of Nevada
County of Lyon

This instrument was acknowledged before me on August 3, 2009
By Tom Price

Carole J. Rogers
Notary Public
Commission expires 4/13/2010



The Ralph E. Nuti and Mary E. Nuti Trust dated May 29, 1975

By Ralph E. Nuti
Ralph E. Nuti, Trustee

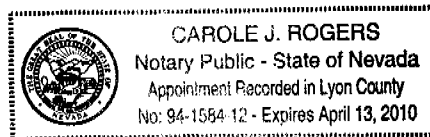
By Mary E. Nuti
Mary E. Nuti, Trustee

State of Nevada

County of Lyon

This instrument was acknowledged before me on August 4, 2009
By Ralph E. and Mary E. Nuti trustees of The Ralph E. Nuti and Mary E. Nuti Trust
dated May 29, 1975

Carole J. Rogers
Notary Public
Commission expires 4/13/2010



The Yerington Rotary Club Scholarship Fund

By _____
Tom Price

Title _____
President

State of Nevada

County of _____

This instrument was acknowledged before me on _____

By _____

Notary Public
Commission expires _____

The Brian and Mariann Belanger Family Trust dated March 26, 1992

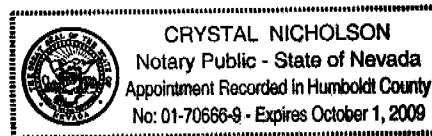
By Brian L. Belanger
Brian L. Belanger, Co-Trustee

By Mariann F. Belanger
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
Commission expires 10/1/09



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 _____
By Amilio Bell and Carmen Bell trustees of The Bell Family Trust Agreement dated
April 17, 1985

Notary Public
Commission expires _____

The Brian and Mariann Belanger Family Trust dated March 26, 1992

By _____
Brian L. Belanger, Co-Trustee

By _____
Mariann F. Belanger, Co-Trustee

State of Nevada
County of _____

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

Notary Public
Commission expires _____

The Bell Family Trust Agreement dated April 17, 1985

By Amilio Bell
Amilio Bell, Trustee

By Carmen Bell
Carmen Bell, Trustee

State of Nevada
County of Churchill



This instrument was acknowledged before me on August 11, 2009
By Amilio Bell and Carmen Bell trustees of The Bell Family Trust Agreement dated
April 17, 1985

Christine L Recanzone
Notary Public
Commission expires June 7, 2013

Bonnie Louise Bell

By Bonnie Louise Bell

Bonnie Louise Bell



State of Nevada
County of Churchill

This instrument was acknowledged before me on August 11, 2009
By Bonnie Louise Bell

Christine L. Recanzone
Notary Public
Commission expires June 7, 2013

The Dory Family Trust dated October 9, 1990

By _____
Yvonne 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

By _____
Bonnie Louise Bell

State of Nevada
County of Churchill

This instrument was acknowledged before me on _____
By Bonnie Louise Bell

Notary Public
Commission expires _____

The Dory Family Trust dated October 9, 1990

By Yvonne E. Dory Trustee
Yvonne E. Dory, Trustee



State of Nevada
County of Washoe

This instrument was acknowledged before me on August 6, 2009
By Yvonne E. Dory trustee of The Dory Family Trust dated October 9, 1990

Lynn Slattery

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 _____

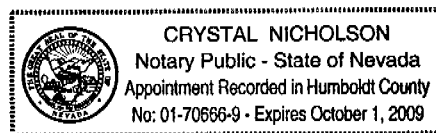
Harlan Hiles

By *Harlan Hiles*
Harlan Hiles

State of Nevada
County of ~~Churchill~~ Humboldt

This instrument was acknowledged before me on August 3, 2009
By Harlan Hiles

Crystal Nicholson
Notary Public
Commission expires 10/1/09



The Reno Quilici and Gloria Quilici Trust Agreement dated March 8, 1990

By Gloria F. Quilici
Gloria F. Quilici, Trustee

State of Nevada
County of Churchill

This instrument was acknowledged before me on August 5, 2009
By Gloria F. Quilici trustee of The Reno Quilici and Gloria F. Quilici Trust Agreement
dated March 8, 1990

Christine L. Recanzone
Notary Public
Commission expires June 7, 2013



Harlan Hiles

By _____
Harlan Hiles

State of Nevada
County of Churchill

This instrument was acknowledged before me on _____
By Harlan Hiles

Notary Public
Commission expires _____

The Henderson Family Trust under agreement dated January 2, 2002

By George O. Henderson
George O. Henderson, Trustee

By Cheryl E. Henderson
Cheryl E. Henderson, Trustee

State of Nevada
County of Churchill



This instrument was acknowledged before me on Aug. 13, 2009
By George O. and Cheryl E. Henderson trustees of The Henderson Family Trust under agreement dated January 2, 2002

Christine L. Recanzone
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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