

NTC 93691-SH

THIS SPAC

2012-006272

Klamath County, Oregon



00119486201200062720110113

06/08/2012 03:20:28 PM

Fee: \$87.00

After recording return to:

BASIN HOLDING LLC

8280 HILL ROAD

KLAMATH FALLS, OR 97603

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

BASIN HOLDING LLC

8280 HILL ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT93691-SH

Title No. 0093691

SWD r.020212

STATUTORY WARRANTY DEED

IRA SERVICES TRUST COMPANY, CUSTODIAN FBO JAMES E. KROETCH, IRA, AS TO AN UNDIVIDED 19.231% INTEREST; IRA SERVICES TRUST COMPANY, CUSTODIAN FBO S. WALTER KRAN IRA #1, AS TO AN UNDIVIDED 19.231% INTEREST; KENNETH P. MARINAI, AS TO AN UNDIVIDED 25% INTEREST; PENSICO TRUST COMPANY, CUSTODIAN FBO JOSEPH LOCKYER, IRA, AS TO AN UNDIVIDED 9.615% INTEREST; DAVID QUAN AND SILVIA QUAN, AS TO AN UNDIVIDED 3.846% INTEREST AND ANTHONY QUAN, AS TO AN UNDIVIDED 23.077% INTEREST,

Grantor(s), hereby convey and warrant to

BASIN HOLDING 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 **\$170,000.00**.

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:

ATPent

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this _____ day of _____, _____.



SEE ADDITIONAL SIGNATURE PAGES ATTACHED HERETO AND MADE A PART HEREOF

IRA SERVICES TRUST COMPANY, CUSTODIAN FBO JAMES E. KROETCH, IRA

By *[Signature]*
AUTHORIZED SIGNER



STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2012 before me, _____ personally appeared _____, as

authorized signer for IRA Services Trust Company, Custodian FBO James E. Kroetch, IRA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

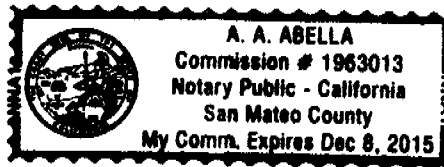
WITNESS my hand and official seal.

Signature _____

State of California, County of SAN MATEO
On 5/20/12 before me, A. A. ABELLA,
Notary Public, personally appeared MICHAEL MCNAIN
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s) or the entity
upon behalf of which the person(s) 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.



A. A. ABELLA
Commission # 1963013
Notary Public - California
San Mateo County
Comm. Expires Dec 8, 2015



ELLA
1963013
California
County
Dec 8, 2015

IRA SERVICES TRUST COMPANY, CUSTODIAN FBO S. WALTER KRAN IRA#1

BY *[Signature]*
AUTHORIZED SIGNER

STATE OF CALIFORNIA

ss.

COUNTY OF _____

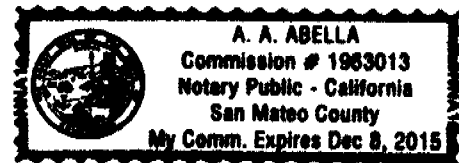
On _____, 2012 before me, _____ personally appeared

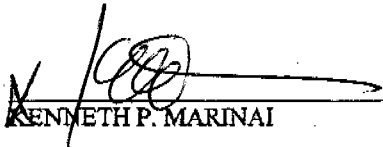
_____, as
authorized signer for IRA Services Trust Company, Custodian FBO S. Walter Kran IRA #1 personally known to
me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their
signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature _____

State of California, County of SAN MATEO
On 5/30/12 before me, A. A. ABELLA
Notary Public, personally appeared MICHAEL MCNAIN
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) 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.




KENNETH P. MARINAI

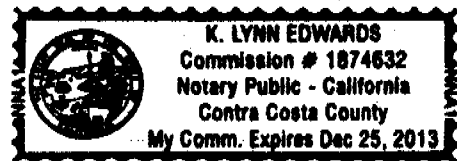
STATE OF CALIFORNIA

COUNTY OF Contra Costa

On May 31, 2012 before me, K. Lynn Edwards personally appeared Kenneth P. Marinal personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature K. Lynn Edwards



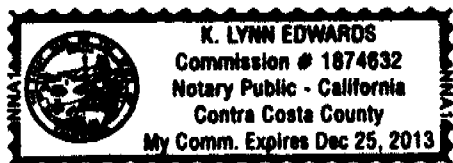
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On May 31, 2012, before me, K. Lynn Edwards, a notary public personally appeared Kenneth P. Marinai, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



(Seal)

X. Lynn Edwards

PENSCO TRUST COMPANY, CUSTODIAN FBO JOSEPH LOCKYER, IRA

BY *[Signature]*
AUTHORIZED SIGNER

STATE OF CALIFORNIA

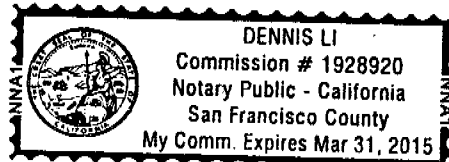
COUNTY OF San Francisco

On June 01, 2012 before me, Dennis Li, Notary Public, personally appeared John Stone, as

authorized signer for PenscoTrust Company, Custodian FBO Joseph Lockyer, IRA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Dennis Li*



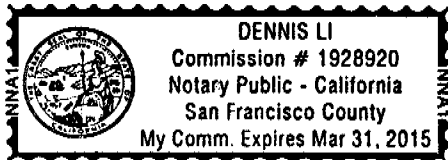
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On June 1,, 20 12, before me, DENNIS LI, Notary Public

personally appeared JOHN STONE,



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(s) 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.

Place Notary Seal Above

Dennis Li
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER(S)
VP Asset Administrations

Statutory Warranty Deed

- ☐ PARTNERS ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF ENTITY

PENSCO Trust Co.

SIGNER(S) OTHER THAN NAMED ABOVE

David Quan
DAVID QUAN

Silvia Quan
SILVIA QUAN



STATE OF CALIFORNIA

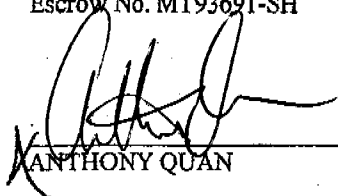
COUNTY OF Alameda^{SS.}

On June 4th, 2012 before me, Sabrina Cribbin personally appeared _____, as David

Quan and Silvia Quan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Sabrina Cribbin*


ANTHONY QUAN

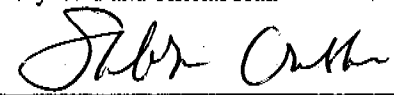


STATE OF CALIFORNIA

COUNTY OF Alameda ^{SS.}

On June 4th, 2012 before me, Sabrina Cribbin personally appeared
Anthony Quan, as ~~David~~ Anthony Quan
~~Quan and Silvia Quan~~, personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same
in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the S1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 1; thence North 89° 45' 40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00° 15' 29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89° 45' 40" West 950.84 feet to a 5/8" iron rod; thence South 00° 15' 29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89° 45' 40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00° 04' 23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89° 46' 18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00° 15' 29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.

The basis of bearing Minor Land Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.