



2014-003800  
Klamath County, Oregon  
04/22/2014 02:17:30 PM  
Fee: \$52.00

{GRANTOR:  
NW Bend Real Estate Holdings 630 Main, LLC, A  
Delaware Limited Liability Company  
4675 MacArthur Court Suite 1550  
Newport Beach, CA 92660

GRANTEE:  
Basin Martini Bar LLC  
632 Main Street  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:  
Basin Martini Bar LLC  
5559 Sturdivant Avenue  
Klamath Falls, OR 97603  
AFTER RECORDING RETURN TO:  
Basin Martini Bar LLC  
5559 Sturdivant Avenue  
Klamath Falls, OR 97603  
Escrow No: 470314033898-TTJA37

630 Main Street  
Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY QUITCLAIM DEED

NW Bend Real Estate Holdings 630 Main, LLC, A Delaware Limited Liability Company, Grantor, releases and quitclaims to

Basin Martini Bar, LLC,\*Grantee, all right, title and interest in and to the following described real property situated in the County of Klamath, State of Oregon, to wit:

\*AN OREGON LIMITED LIABILITY COMPANY

The Easterly 53.4 feet of Lot 7 and the Westerly 20 feet of Lot 8 in Block 38 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the alley adjacent to said lots.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$250,000.00. (See ORS 93.030).

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: April 17, 2014

470314033898-TTJA37  
Deed (Quitclaim - Statutory Form)

\$52.00 amt

NW Bend Real Estate Holdings 630 Main, LLC, a  
Delaware limited liability company

By: Sabal Financial Group, L.P., in its capacity as  
Manager of NW Bend Real Estate Holdings 630  
Main, LLC

Mark E Foster  
Name: Mark E. Foster  
Its: Authorized Signatory

STATE OF OREGON  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_ as  
\_\_\_\_\_  
\_\_\_\_\_ of  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public-State of Oregon

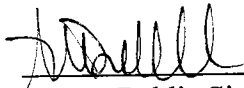
*See attached*

State of California     )  
County of Orange     )

On April 17, 2014, before me, A. O'Donnell, Notary Public, personally appeared Mark E. Foster, 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.

  
\_\_\_\_\_  
Notary Public Signature

(SEAL)

