

Returned to Owner

After Recording Return To:
Charles R. Ekberg
Lane Powell PC
1420 Fifth Avenue, Suite 4100
Seattle, WA 98101-2338

*Until A Change Is Requested,
All Tax Statements Shall Be Sent To:*
Basin Mediactive, LLC
c/o Robert J. Ingstad
955 10th St. NE
Valley City, ND 58072

2014-006449

Klamath County, Oregon



00154860201400064490060065

06/18/2014 03:03:36 PM

Fee: \$67.00

STATUTORY QUITCLAIM DEED

NEW NORTHWEST BROADCASTERS, LLC, a Washington limited liability company, successor by merger to New Northwest Broadcasters, Inc. ("Grantor"), releases and quitclaims to BASIN MEDIACTIVE, LLC, an Oregon limited liability company ("Grantee"), all right, title, and interest in and the following described real property:

See **Exhibit A** attached hereto and incorporated herein

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.

Other property or value was either part or the whole consideration for this conveyance.

DATED this 29th day of April, 2011.

NEW NORTHWEST BROADCASTERS, LLC,
a Washington limited liability company

By: REVITALIZATION PARTNERS, LLC, a
Washington limited liability company in
its capacity as and only as Receiver of
NEW NORTHWEST BROADCASTERS,
LLC

By: Alan M. Davis
Alan M. Davis, its Principal

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that ALAN M. DAVIS is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as a principal of Revitalization Partners, LLC, a Washington limited liability company, the general receiver of NEW NORTHWEST BROADCASTERS, LLC, a Washington limited liability company, to be the free and voluntary act of such limited liability company for the uses and purposes mentioned in the instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

DATED this 29 day of April, 2011.



Kathryn M. Savaria
Notary Public residing at:
Sheltonish
Kathryn M. Savaria
Notary's Name (typed or legibly printed)
My Commission Expires:
09/08/2013

EXHIBIT A

Legal Description

A parcel of land situated in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center 1/4 corner, marked by an 5/8 inch iron pin; thence South 00° 02' 26" East, along the North-South center section line, 500.00 feet to a steel fence post; thence leaving said North-South center of Section line, South 70° 00' 00" West 1150.00 feet to an iron axle; thence North 270.00 feet to a 5/8 inch iron pin; thence South 61° 05' 00" West, 272.76 feet to a point on the West line of the East 1/2 of the West 1/2 of said Section 21; thence along said West line North 00° 04' 26" East, 829.80 feet to its intersection with a fence from the East; thence leaving said West line, North 60° 02' 36" East, 803.03 feet to the point of intersection with said fence; thence along said fence, North 67° 38' 11" East, 251.68 feet to a point; thence continuing along said fence North 70° 18' 03" East, 413.16 feet to its intersection with said center of section line; thence leaving said fence along said center of section line South 00° 02' 26" East, 710.60 feet, to the point of beginning.

TOGETHER WITH an easement for ingress and egress purposes, consisting of the right to use the existing road that provides Northerly access from Reeder Road to the herein described property, as set forth in Easement Agreement, subject to the terms and provisions thereof, dated December 30, 1983 and recorded January 13, 1984 in Volume M84, page 701, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM:

A tract of land situated in the SE1/4 NW1/4 of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of the said SE1/4 NW1/4, from which the center 1/4 corner of said Section 21 bears South 00° 02' 26" East, 289.21 feet; thence North 00° 02' 26" West, along said East line, 421.39 feet; thence South 70° 18' 03" West, 413.16 feet; thence South 67° 38' 11" West, 251.68 feet; thence South 60° 02' 36" West, 365.55 feet; thence South 89° 45' 58" East, 938.76 feet to the point of beginning.

SCIARRINO & SHUBERT, PLLC
BROADCAST & MEDIA LEGAL SERVICES

Dawn M. Sciarrino
dawn@sciarrinolaw.com
(202) 350-9658

Lee W. Shubert
lee@sciarrinolaw.com
(202) 350-9658

Christine McLaughlin*†
christine@sciarrinolaw.com
(202) 375-9166

Shelley Sadowsky*†‡
shelley@sciarrinolaw.com
(202) 997-9392.

November 12, 2013

Via Federal Express

Basin Mediaactive
Attn: Rob Siems
404 Main St., # 4
Klamath Falls, OR 97601

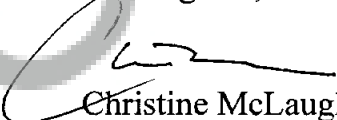
Re: New Northwest Broadcasters, LLC
Statutory Quitclaim Deed

Dear Mr. Siems:

At Dawn Sciarrino's request, enclosed please find the original Statutory Quitclaim Deed conveying certain property in Klamath County, OR from New Northwest Broadcasters, LLC to Basin Mediaactive, LLC. Please record the Deed and provide us with a copy evidencing the recordation.

Thank you very much for your assistance in this matter. If you have any questions, please don't hesitate to call.

Best regards,



Christine McLaughlin

Enclos.

5425 TREE LINE DR. CENTREVILLE, VA 20120-1676
703.991.7120 (FAX)

*Of Counsel • †Admitted in District of Columbia but not Virginia • ‡Admitted in Maryland



LANE POWELL

ATTORNEYS & COUNSELORS

REUBEN J. ORTEGA
206-223-7095
ortegar@lanepowell.com

November 11, 2013

VIA EXPRESS MAIL

Dawn M. Sciarrino, Esq.
Sciarrino & Shubert, PLLC
5425 Tree Line Drive
Centreville VA 20120

Re: New Northwest Broadcasters, LLC
Statutory Quit Claim Deed

Dear Ms. Sciarrino:

Enclosed please find the original Statutory Quit Claim Deed in the New Northwest Broadcasters, LLC matter. If you have any questions, please contact us.

Very truly yours,

LANE POWELL PC

Kay Carrington Dahl
Legal Assistant to Reuben Ortega

RJO
Enclosure

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