

2014-009753

Klamath County, Oregon



09/19/2014 11:58:52 AM

Fee: \$62.00

Recording Requested By Grantee:

BIG HORN VENTURES GROUP, INC.,
as Trustee of, Foothills Trust

**MAIL RECORDED DEED AND
TAX STATEMENTS TO:**

BIG HORN VENTURES GROUP, INC.,
as Trustee of, Foothills Trust
12995 N. Oracle Road Suite 141-313
Tucson, AZ 85739

Transfer Tax: \$ _____

QUITCLAIM DEED

Map & Tax Lot: 3809-03400-00200-000 Account: 442738
Map & Tax Lot: 3809-3400-00300-000 Account: 442747
Map & Tax Lot: 3809-3400-006900-000 Account: 445085
Map & Tax Lot: 3809-03400-00600-000 Account: 445067
Map & Tax Lot: 3809-034DA-01600-000 Account: 445094

WITNESS

For \$1.00 and no other valuable consideration, receipt of which is hereby acknowledged, **VISTOSO HOLDING COMPANY, LLC**, a Nevada Limited Liability Company, hereinafter called Grantor, whose address is 12995 N. Oracle Road Suite 141-313, Tucson, AZ 85739, does now hereby remise, release and forever **QUITCLAIM** any and all interest it may have in said real property, situated in Klamath County, in the State of Oregon, **SUBJECT TO** taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**BIG HORN VENTURES GROUP, INC., AS TRUSTEE OR
THE SUCCESSOR TRUSTEES UNDER
FOOTHILLS TRUST,**

DATED August 25, 2014
(hereinafter called Grantee)

whose address is 12995 N. Oracle Road Suite 141-313, Tucson, AZ 85739

the following described real property in Klamath County, Oregon:

See attached EXHIBIT "A"

Map & Tax Lot: 3809-03400-00200-000 Account: 442738
Map & Tax Lot: 3809-3400-00300-000 Account: 442747
Map & Tax Lot: 3809-3400-006900-000 Account: 445085
Map & Tax Lot: 3809-03400-00600-000 Account: 445067
Map & Tax Lot: 3809-034DA-01600-000 Account: 445094

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

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 BE 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, CHAPER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$1.00. (Here comply with the requirements of ORS 93.030)

IN WITNESS WHEREOF, this Instrument is Executed.

8/25/14
Date

Alvin White, Manager
On behalf of, VISTOSO HOLDING COMPANY,
LLC, a Nevada Limited Liability Company

ACKNOWLEDGMENT

State of Arizona)
County of Pima) ss.:

On August 25, 2014 before me the undersigned,
Alvin White, personally appeared
Alvin White, 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
Arizona that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Notary Public
My Commission Expires: 11/14/2015

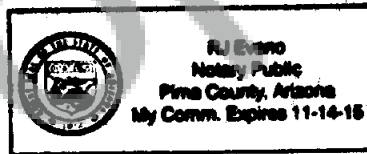


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1

Tracts 12 and 15, ENTERPRISE TRACTS, situated in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portions of the above described tracts lying within Tract 1031, Shadow Hills-1 or any vacated portion thereof vacated by Ordinance No. 5852 and recorded in Deed Volume M72, at Page 5439, Microfilm Records of Klamath County, Oregon.

Parcel 2

Tract No. 18 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3

A parcel of land lying in Tracts 20 and 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning.

TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a

EXHIBIT "A"
LEGAL DESCRIPTION
(cont.)

distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Foothill Boulevard.

Parcel 4

All of Tract 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion conveyed to Joe Bart and Edith Bart by Deed Volume 305, page 230, and those portions conveyed to the State of Oregon by and through its State Highway Commission by Deed volume 337, page 350 and by Deed Volume M67, page 7464, all Records of Klamath County, Oregon.