

2014-009755

Klamath County, Oregon



00158949201400097550030038

09/19/2014 12:00:30 PM

Fee: \$52.00

Recording Requested By Grantee:

BIG HORN VENTURES GROUP, INC.,
as Trustee of, BALSAM TRUST

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

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

Transfer Tax: \$ _____

QUITCLAIM DEED

Tax Parcel Number: R-3808-012AO-0480 and 04801 and 04802

WITNESS

For \$1.00 and no other valuable consideration, receipt of which is hereby acknowledged, **VISTOSO HOLDING COMPANY LLC**, 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
BALSAM TRUST,**

DATED September 4, 20 14

(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:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcels 1, 2 and 3 of Land Partition 5-04, situated in the SW ¼ of the NE ¼ of Section 12, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon.

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.

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

IN WITNESS WHEREOF, this Instrument is Executed.

Sept. 4, 14

Date

Alvin B. White

On behalf of, **VISTOSO HOLDING COMPANY
LLC**

ACKNOWLEDGMENT

State of Arizona)
) ss.:
County of Pima)

On September 4, 2014 before me the undersigned,
~~Alvin White~~ Alisha Orozco, 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/she executed the same in his/her
authorized capacity, and that by his/her 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

Alisha Orozco
Notary Public
My Commission Expires: 03-18-2016

