



THIS SPACE RESERVED FOR

2017-013184  
Klamath County, Oregon  
11/14/2017 01:43:25 PM  
Fee: \$57.00

After recording return to:  
Basin Mediactive LLC, an Oregon limited liability  
company  
404 Main St Suite # 4  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Basin Mediactive LLC, an Oregon limited liability  
company  
404 Main St Suite # 4  
Klamath Falls, OR 97601  
File No. 192947AM

STATUTORY WARRANTY DEED

Key Broadcasting, LLC,  
A Delaware limited liability company,  
Grantor(s), hereby convey and warrant to

Basin Mediactive 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$250,000.00.  
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:

57am

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 13<sup>th</sup> day of November, 2017.

Key Broadcasting LLC, a Delaware limited liability company

By: Gregory Verdon & Company, Manager

By: Gregory P. Verdon, AUTHORIZED AGENT  
Gregory P. Verdon, Authorized Agent

State of ~~Oregon~~ } ss California  
County of ~~Klamath~~ } Sacramento

On this 13<sup>th</sup> day of November, 2017, before me, Catherine L. Dubyak, a Notary Public in and for said state, personally appeared Gregory P. Verdon, known or identified to me to be the person(s) whose name(s) ~~are~~ subscribed to the within Instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Catherine L. Dubyak  
Notary Public for the State of ~~Oregon~~ California  
Residing at: Fair Oaks, CA  
Commission Expires: 9/26/2019



(See attached  
California  
Acknowledgement)

# California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sacramento } ss.

On November 13<sup>th</sup>, 2017, before me, Catherine L. Dubyak, Notary Public,  
(here insert name and title of the officer)  
personally appeared Gregory P. Verdon

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.

Seal

WITNESS my hand and official seal.



Catherine L. Dubyak  
Signature of Notary

## Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

\*\*\*This is not required under California State notary public law.\*\*\*

Document Title: Statutory Warranty Deed # of Pages: 3

Notes

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EXHIBIT 'A'

Beginning at the Southeast corner of Section 31, Township 38 South, Range 9 East of the Willamette Meridian; thence South 89° 4' West 380 feet; thence North 0° 49' West a distance of 147.5 feet, more or less, to the intersection of the extension of the Northerly line of Lot 3, Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Westerly along the course of the Northerly line of said Lot 3, 146.6 feet, more or less, to the Northwest corner of said Lot 3, Block 5; thence Northerly 45 feet, more or less, to the Southwest corner of Lot 5 of said Block 5; thence Easterly along the Southerly line of lot 5 of said Block 5, 146.6 feet; thence North 49° West to the Southerly line of Henrietta Street;

thence Easterly along the Southerly line of Henrietta Street to the section line between Sections 31 and 32, Township 38 South, Range 9 East of the Willamette Meridian; thence Southerly along said section line to the point of beginning, being vacated Blocks 1 and 4 and Lot 4 of Block 5 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue and Pasadena Avenue accruing to said blocks and lot by reason of such vacation.

Beginning on the section line between Section 31, Township 38 South, Range 9 East of the Willamette Meridian and Section 6, Township 39 South, Range 9 East of the Willamette Meridian at a point 89° 41' West 586.6 feet from the Southeast corner of said Section 31; thence Northerly along the Westerly line of Inez Avenue WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Southwest corner of the intersection of said Inez Avenue and Henrietta Street; thence Westerly along the Southerly line of Henrietta Street 280 feet; thence Southerly and parallel with the Easterly line of Inez Avenue 135 feet to the Northwesterly corner of Lot 3, Block 10, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 3, 140 feet to a point; thence Southerly and parallel with the Easterly side of said Lot 3, 45 feet to a point; thence Westerly and along the course of the Southerly line of Lot 3 of said Block 10, 200 feet to a point on the Westerly line of Roy Avenue, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Westerly line of said Roy Avenue to the intersection of the South line of Henrietta Street; thence Westerly along the Southerly line of Henrietta Street 290 feet to a point; thence Southerly and parallel with the Easterly line of Lot 5 and 6, Block 20, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 90 feet to a point; thence Westerly and along the course of the Southerly line of said Lot 5, Block 20 to the Southwest corner thereof; thence Southerly to the Northwest corner of Lot 2, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the course of the Northerly line of said Lot 2, 129.5 feet to a point; thence Southerly and parallel to the Easterly line of Lots 1 and 2, Block 20, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, to the Section line between Section 31, Township 38 South, Range 9 East of the Willamette Meridian, and Section 6, Township 39 South, Range 9 East of the Willamette Meridian; thence Easterly along said Section line to the point of beginning, being vacated Blocks 9, 14 and 15 and Lots 1, 2, 4, 5 and 6, Block 10 and Lots 3 and 4, Block 20 WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Estella Avenue, Roy Avenue, Carroll Avenue and Robbins Avenue accruing thereto by reason of such vacation.

Beginning at the Northwest corner of the intersection of Henrietta Street and Armour Avenue in WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, thence Westerly along the Northerly line of Henrietta Street, 1281.9 feet, more or less, to the Southwest corner of the vacated Lot 1, Block 19, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly 873.9 feet to the Southerly line of Bridge Street, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence North 89° East 115 feet; thence Southerly and along the Westerly line of Robbins Avenue 182.9 feet to a point; thence Easterly and along the course of the Southerly line of Lot 8, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, 160 feet, more or less, to the Southeast corner of said Lot 8; thence Southerly along the Westerly line of Lot 1, said Block 17 to the Southerly corner thereof; thence North 89° East to a point on the Easterly line of Roy Avenue, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence Northerly along the Easterly line of said Roy Avenue to its intersection with the Northerly line of Bridge Street, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon; thence North 89° East 340 feet to a point; thence South 0° 49' East 465 feet; thence North 89° East 466.6 feet to a point on the Westerly line of Armour Avenue; thence Southerly along the Westerly line of Armour Avenue 465 feet, more or less, to the point of beginning, being vacated Blocks 2, 3, 6, 8, 11, 13, 16, 19, 18, 12 and 7 and Lots 9 and 12, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon, and the portions of Seymour Avenue, Pasadena Avenue, Inez Avenue, Estella Avenue, Roy Avenue, Carroll Avenue, Robbins Avenue, Chittenden Street, Westlake Boulevard and Bridge Street accruing thereto by reason of said vacation.

Beginning at the Southeasterly corner of Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Armour Avenue of said CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 45 feet to a point; thence South 89° West 466.6 feet to a point; thence North 0° 49' West, 465 feet to a point; thence North 89° East, 526.6 feet, more or less, to the Easterly Section line of Section 31, Township 39 South, Range 9 East of the Willamette Meridian; thence South 49° East, 330 feet; thence Westerly and along the course of the Northerly line of Lot 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, to the Northwest corner of said Lot 3; thence Southerly and along the Westerly line of Lots 2 and 3 of said Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 90 feet, more or less, to the Southwesterly corner of Lot 2 of said Block 1; thence Easterly along the Southerly line of said Lot 2, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, 115 feet, more or less, to the point of beginning, being vacated Blocks 2 and 3, and Lots 1, 4, 5, 6, 7, 8 and 9 of Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, and those portions of Armour Avenue, Seymour Avenue, Pasadena Avenue and Bridge Street accruing thereto by reason of said vacation, and Lots 3 and 4, Block 17, WESTLAKE PARK ADDITION to the City of Klamath Falls, Oregon.

Lots 2 and 3, Block 1, CARROLL'S ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.