



Case 15-51577-btb Doc 103 Entered 08/09/16 15:47:14 Page 1 of 5

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*Bruce T Beesley*  
Honorable Bruce T. Beesley  
United States Bankruptcy Judge



Entered on Docket  
August 09, 2016

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Attorney for Jeri Coppa-Knudson, Trustee

E-Lodged 8/8/16  
I certify that this is a true copy:  
Attest: 3/29/17  
Deputy Clerk, U.S. Bankruptcy Court  
*June M. Stacey*

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**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

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IN RE:  
  
OLENE KBG, LLC,  
  
Debtor.

CASE NO. BK-N-15-51577-BTB  
CHAPTER 7  
**SUPPLEMENTAL ORDER REJECTING  
UNEXPIRED LEASE OF  
NONRESIDENTIAL REAL PROPERTY**  
  
Hearing Date: June 15, 2016  
Hearing Time: 10:00 a.m.

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On June 24, 2016, the Court entered its Order Rejecting Unexpired Leases Of  
Nonresidential Real Property. **DE 89**. To facilitate the recording in Klamath County,  
Oregon by each of the Lessors whose leases were rejected, the Court is issuing this  
Supplemental Order. Based on the record,

**IT IS ORDERED** that the nonresidential real property lease between Michael and  
Joanne Hargan, as Lessor, and Olene KBG, LLC, as Lessee, affecting that certain real  
property as described on **Exhibit A** to this Order is rejected, effective as of June 20, 2016  
and is no longer subject to the automatic stay of 11 U.S.C. § 362(a) and Lessor is free to

1 pursue his/her/its contractual and state law remedies.

2 **IT IS FINALLY ORDERED** that the 14 day stay requirement of F.R.Bankr.P.  
3 6006(d) is waived and this Order shall become effective immediately upon entry on the  
4 docket.

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6 Submitted by:

7 **HARTMAN & HARTMAN**

8 /S/ Jeffrey L. Hartman  
9 Jeffrey L. Hartman, Esq.  
10 Attorney for Jeri Coppa-Knudson,  
11 Trustee  
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**ALTERNATIVE METHOD Re: RULE 9021**

In accordance with Local Rule 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☒ No party appeared at the hearing or filed an objection to the paper.

☒ I have delivered a copy of the proposed order to all counsel who appeared at the hearing, any trustee appointed in this case and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond as indicated below.

**Trustee's Counsel:**

☒ Prepared / Approved the form of this order

☐ Waived the right to review the order and/or

☐ Appeared at the hearing, waived the right to review the order

☐ Matter unopposed, did not appear at the hearing, waived the right to review the order

☐ Disapproved the form of this order

☐ Did not respond to the paper

**Trustee:**

☒ Approved the form of this order

☐ Disapproved the form of this order

☐ Waived the right to review the order and/or

☐ Did not respond to the paper

☐ Did not appear at the hearing or object to the paper

☐ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

I declare under penalty of perjury that the foregoing is true and correct.

Submitted by:

**HARTMAN & HARTMAN**

/S/ Jeffrey L. Hartman

Jeffrey L. Hartman

Unofficial  
Copy

**EXHIBIT A**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Beginning at a point on the South line of said Section 21, South 89° 54' 41" East 1604.50 feet from the South 1/4 corner of said Section 21; thence North 01° 29' 30" East 34.43 feet to the Southeast corner of Deed Volume 353, page 265, as recorded in the Klamath County Deed Records; thence continuing North 01° 29' 30" East 535.28 feet to the Northeast corner of said Deed Volume; thence South 84° 27' 30" West 366.00 feet to the Northwest corner of said Deed Volume; thence North 00° 03' 30" East 1370 feet, more or less, to the Southerly bank of Lost River; thence Easterly along said bank 1280 feet, more or less, to the Westerly boundary of River Ranch Estates, a duly recorded subdivision and the center line of a drain ditch; thence Southerly along said boundary and drain ditch 1830 feet, more or less, to the South line of said Section 21; thence North 89° 54' 41" West 586.55 feet to the point of beginning.

EXCEPTING the Southerly 30.00 feet Deeded to Klamath County by Deed Volume 157 at page 320, as recorded in the Klamath County Deed Records, with bearings based on a solar observation.

TOGETHER WITH a 60 foot easement whose Easterly line is described as follows:

Beginning at a point South 89° 54' 41" East 1254.50 feet and North 00° 03' 30" East 30.00 feet, from the South quarter corner of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said point being on the Northerly right of way line of the County road; thence North 00° 03' 30" East, along the Southerly extension of the Westerly line of that tract of land described in said Deed Volume 353, page 265, and along said Westerly line and its Northerly extension 599.71 feet.