

2019-011219

Klamath County, Oregon



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09/26/2019 11:32:34 AM

Fee: \$102.00

Recording Requested By Grantee:

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

Mail Recorded deed and

Tax Statements to:

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

Transfer Tax: \$ _____

QUITCLAIM DEED

Tax Parcel Numbers: R-3809-020CC-02200-000, R-3809-020CC-02201-000,
R-3809-020CC-02202-000, R-3809-020CC-02400-000 and
R-3809-020CC-02500-000

WITNESS

For \$1.00 and no other valuable consideration, receipt of which is hereby acknowledged, **VISTOSO HOLDING CO., 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
LAKEPORT TRUST,**

DATED September 11, 2019
(hereinafter called Grantee)

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

the following described real property in the County of Klamath and State of Oregon:

See Exhibit "A" attached hereto and made a part hereof for complete legal description.

Tax Parcel Numbers: R-3809-020CC-02200-000, R-3809-020CC-02201-000, R-3809-020CC-02202-000, R-3809-020CC-02400-000 and R-3809-020CC-02500-000

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.

September 11, 2019
Date

as Pres of Reg Hn Ventures Corp
On behalf of VISTOSO HOLDING CO., LLC,
Grantor

ACKNOWLEDGMENT

State of Nevada)
County of Clark) ss.:

On September 11, 2019 before me the undersigned,
Deborah J Kusiak, personally appeared
Deborah J Kusiak, on behalf of, **VISTOSO HOLDING**
CO., LLC 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
that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL



Notary Public

My Commission Expires: 2/12/2012



DEBORAH J. KUSIAK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-12-20
Certificate No: 08-6534-1

EXHIBIT "A"

Parcel 1:

A parcel of land situate in the Southwest quarter of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 0°15' West 30 feet and South 89°39'20" West 981.75 feet distant; thence North 0°15' East 258.10 feet to a point; thence North 74°03'25" West 185.31 feet to a point; thence West 414.09 feet to a point on the Easterly right of way line of U.S. Highway 97; thence along said Easterly right of way line South 3°37'45" East 171.33 feet to a point; thence South 8°35'45" West 143.25 feet to a point; thence North 89°39'20" East 601.72 feet, more or less, to the point of beginning.

Parcel 2:

A parcel situate in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning 258 feet East of Section corner common to Sections 19, 20, 29 and 30, to the point of beginning; thence East 720 feet, more or less, thence North 30 feet; thence West 720 feet, more or less; thence South 30 feet to the point of beginning; EXCEPTING that portion deeded to State Highway Commission in Deed Volume 302 at page 147, Deed Records of Klamath County, Oregon and corrected in Volume 304 at page 47, Deed Records of Klamath County, Oregon.

Parcel 3:

A parcel of land situate in the SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point from which the iron axle marking the Southwest corner of Section 20, Township 38 South, Range 9 East of the Willamette Meridian bears

EXHIBIT "A"

(cont.)

South 0°15' West 288.10 feet and South 89°39' 20" West 981.75 feet distant; thence North 0°15' East 206.90 feet to a point; thence North 43°05'30" East 122.52 feet to a point on the Southwesterly right of way line of Lakeport Boulevard, as the same is presently located and constructed; thence following said Southwesterly right of way line along a curve to the right the chord of which bears North 41°14'05" West 59.00 feet to a point; thence South 60°03'00" West 128.75 feet to a point; thence West 521.38 feet to a point on the Easterly right of way line of U.S. Highway 97; thence along said Easterly right of way line South 8°35'45" West 91.22 feet and South 3°37'45" East 135.63 feet to a point; thence East 414.09 feet to a point; thence South 74°03'25" East 185.31 feet, more or less to the point of beginning.

Parcel 4:

Beginning at a point which is Easterly along the section line between Sections 20 and 29, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 984 feet from the corner common to Sections 19, 20, 29, and 30 of above mentioned township and range; thence Northerly and parallel to the section line between Sections 19 and 20 a distance of 360 feet; thence North 75° East 285 feet, more or less, to the center line of state highway; thence Southeasterly along the center line of state highway 193 feet; thence Southerly along center line of said State Highway 260 feet, more or less to an intersection of Van Ness Avenue in Lakeview Addition to the City of Klamath Falls, Oregon, and A street in North Klamath Falls Addition to the City of Klamath Falls, Oregon, with the center line of the State Highway; thence in a Westerly direction along the North boundary line of A Street (now known as Van Ness Avenue) a distance 346 feet to the point of beginning. All being in Section 20, Township 38 South, Range 9 East of the Willamette Meridian, less portions heretofore conveyed for road purposes and less portions contained in State Highway.