

2020-003378

Klamath County, Oregon



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03/18/2020 01:14:09 PM

Fee: \$107.00

Prepared By and After Recording Return To:

Russell A. Newman, Esq.
1034 12th Street
Modesto, CA 95354

Mail Tax Statements to:

Bruce Beard
P. O. Box 739
Empire, CA 95319

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

STATE OF OREGON

COUNTY OF KLAMATH

KNOW ALL MEN BY THESE PRESENTS, that STEVEN BEARD, a Married Man as His Sole and Separate Property as to an Undivided 25.00% Interest, JON BEARD, a Married Man as His Sole and Separate Property as to an Undivided 25.00% Interest, JILL BEARD CHAVEZ, a Married Woman as Her Sole and Separate Property as to an Undivided 25.00% Interest, and BRUCE BEARD, a Married Man as His Sole and Separate Property as to an Undivided 25.00% Interest, as Tenants in Common ("Grantor") hereby release and quitclaim to R91 INVESTMENTS, LLC, a Nevada limited liability company (collectively, "Grantee") for the amount of NO consideration (\$0.00), and releases all Grantor's rights, title, interest, and claim in or to the following described real estate, situated in the County of Klamath, Oregon, to-wit:

**SEE EXHIBIT A
ATTACHED HERETO AND INCORPORATED
HEREIN BY THIS REFERENCE**

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 Oregon Quit Claim Deed may be executed in one or more counterparts and each such counterpart shall be deemed to be an original; all counterparts so executed shall constitute one instrument and shall be binding on all of the parties to this Oregon Quit Claim Deed notwithstanding that all of the parties are not signatory to the same counterpart.

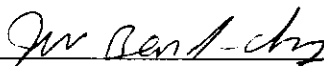
The true and actual consideration for this transfer is \$0.00.

Dated as of December 15, 2019.

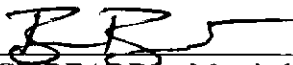
STEVEN BEARD, a Married Man as His
Sole and Separate Property



JON BEARD, a Married Man as his Sole
and Separate Property



JILL BEARD CHAVEZ, a Married Woman
as Her Sole and Separate Property



BRUCE BEARD, a Married Man as His
Sole and Separate Property


ACKNOWLEDGEMENTS TO FOLLOW

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Dated as of December 15, 2019.



STEVEN BEARD, a Married Man as His
Sole and Separate Property

JON BEARD, a Married Man as his Sole
and Separate Property

JILL BEARD CHAVEZ, a Married Woman
as Her Sole and Separate Property

BRUCE BEARD, a Married Man as His
Sole and Separate Property

ACKNOWLEDGEMENTS TO FOLLOW

ACKNOWLEDGMENT

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 Stanislaus

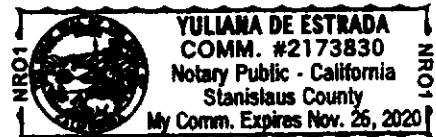
On Dec 31, 2019 before me, Yuliana De Estrada - Notary Public
(insert name and title of the officer)

personally appeared Jon Beard, Jill Beard Chavez, & Bruce Beard
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.

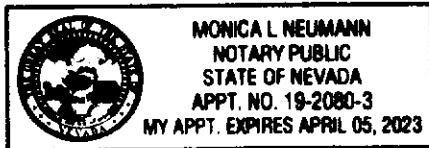
WITNESS my hand and official seal.

Signature Yuliana De Estrada (Seal)



State of Nevada
Carson City

This instrument was acknowledged before me on December 30, 2019, by Steven Beard.




Monica L. Neumann

EXHIBIT A

LEGAL DESCRIPTION

That portion of the SW1/4 of Section 16 and the NW1/4 of Section 21, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northeast corner of said NW1/4 of Section 21; thence Southerly along the East line of said NW1/4 of Section 21 to the point of intersection with a line drawn parallel with and 100.0 feet Southerly of the North line of said NW1/4 of Section 21; thence Westerly along said parallel line to the point of intersection with a line drawn parallel with and distant 9.0 feet Easterly of, as measured at right angles to, Burlington Northern Railroad Company's Klamath Falls-Bieber Branch Line most Easterly passing track centerline, as now located and constructed; thence Northwesterly parallel with said most Easterly passing track to the point of intersection with a line drawn concentric with and distant 50.0 feet Northeasterly of, as measured radially to, Burlington Northern Railroad Company's Branch Line Main track centerline, as hereinafter described; thence Northwesterly parallel with said Main Track centerline to the point of intersection with a line drawn parallel with and distant 8.5 feet Northerly of, as measured at right angles to, said Railroad Company's most Northeasterly ladder track centerline, as now located and constructed; thence Easterly parallel with the North line of the NE1/4 of said SW1/4 of Section 16 to the point of intersection with a line drawn concentric with and distant 200. feet Northeasterly of, as measured radially to, said Main Track centerline; thence Southeasterly parallel with said Main Track centerline to the point of intersection with the South line of said Section 16; thence Easterly along said South line of Section 16 to the Northwest corner of the NE1/4 of said Section 21, being the point of beginning.