

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

2021-005910
Klamath County, Oregon
04/19/2021 04:09:00 PM
Fee: \$92.00

THORNTON BYRON LLP
3101 W. MAIN STREET, SUITE 200
P.O. BOX 7156
BOISE, IDAHO 83707-1156
208-344-8600

SEND TAX STATEMENTS TO:

SOS PROPERTIES, LLC
P.O. BOX 850
KLAMATH FALLS, OREGON 97601

(SPACE ABOVE LINE FOR RECORDER'S USE)

QUITCLAIM DEED
(Parcel Nos. 871940 and 606963)

Bonanza Fuel, Inc., an Oregon corporation, ("Grantor"), does hereby convey, release, remise and forever quitclaim unto SOS Properties, LLC, an Oregon limited liability company, ("Grantee"), all of Grantor's right, title and interest in and to that certain real property located in Klamath County, Oregon, more particularly described on Exhibit A attached hereto.

Together with all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The true and actual consideration for this conveyance consists wholly of other property.


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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed its name to this instrument effective
the 29th day of March, 2021.

Grantor:

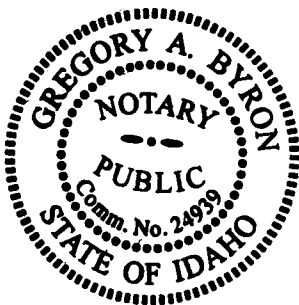
Bonanza Fuel, Inc.

By: 
David E. Staub, President

STATE OF IDAHO)
 ss.
COUNTY OF ADA)

On this 29th day of March, 2021, before me, the undersigned Notary Public in
and for said State, personally appeared David E. Staub, known or identified to me to be the
President of Bonanza Fuel, Inc. the within named corporation that executed the foregoing
instrument, and the person whose name is subscribed to this instrument, and acknowledged to me
that said corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year first above written.



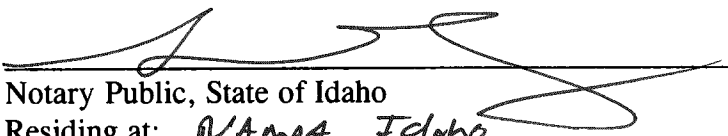

Notary Public, State of Idaho
Residing at: Nampa Idaho
My commission expires: 11-13-2025

Exhibit A
Legal Description

Parcel 1:

The East 100 feet of Lots 1 and 2 and the East 100 feet of the North 30 feet of Lot 3 in Block 8, BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The Westerly 50 feet of Lots 9 and 10 in Block 5, BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.