



MTG 5:21:22 AM
AFTER RECORDING RETURN TO:

2022-001001

Klamath County, Oregon

01/26/2022 09:46:01 AM

Fee: \$132.00

GRANTEE:

Candace Amborn, Trustee
c/o Timothy A. Solomon
Leonard Law Group LLC
4110 SE Hawthorne Blvd., PMB 506
Portland, OR 97214

SEND TAX STATEMENTS TO:

Candace Amborn, Trustee
PO Box 580
Medford, OR 97501

QUITCLAIM DEED

Bydand Investors, LLC, Family Heritage Services, LLC, Gordon Family GSTT Survivor's Trust, Huntly LP, Klamath Tribute Center LLC, and R.A. Gordon & Associates LLC *aka* RA Gordon & Associates, (collectively, "**Grantors**"), each releases, conveys, and quitclaims to **Candace Amborn, Trustee**, in her capacity as the duly appointed Chapter 7 Trustee in Bankruptcy Case *In re Eternal Hills Memorial Gardens & Funeral Home, Inc.*, U.S. Bankruptcy Court for the District of Oregon Case No. 17-62784-tmr7, and not individually, all right, title and interest, together with any and all tenements, hereditaments, appurtenances thereunto belonging, or in any way appertaining, including any attendant burial internment rights, in and to the following described real property:

SEE ATTACHED EXHIBIT ONE

The true consideration for this conveyance is other consideration, pursuant to the "Motion and Notice of Intent to Settle and Compromise Adversary Proceeding, and Order Thereon" entered by the U.S. Bankruptcy Court for the District of Oregon in *In re Eternal Hills Memorial Gardens & Funeral Home, Inc.*, U.S. Bankruptcy Court for the District of Oregon Case No. 17-62784-tmr7, on October 8, 2019, as Docket No. 89.

The true and actual consideration for this conveyance is a settlement of claims, and other consideration.

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

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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.

EXECUTED this 30 day of June, 2021.

BYDAND INVESTORS, LLC, Grantor

I, Darcy Gordon, hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above.

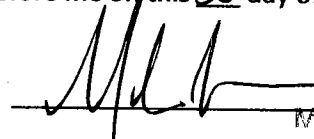
Bydand Investors, LLC

by: Darcy Gordon Darcy Gordon

its: MANAGER

STATE OF Louisiana)
) ss.
County of East Baton Rouge

The foregoing instrument was acknowledged before me on this 30 day of June, 2021 by Darcy Randolph-Gordon



Notary Public for STATE OF LOUISIANA
My Commission Expires MY COMMISSION IS FOR LIFE

MELISSA MCIMANUS
NOTARY PUBLIC ID #157216
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

[Signatures continue on next page]

NOT PREPARED BY
NOTARY PUBLIC

FAMILY HERITAGE SERVICES, LLC, Grantor

I, Robert A. Gale T., hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above

by: [Signature] 7/6/21

its: _____

STATE OF California)
) ss.
County of San Mateo)

The foregoing instrument was acknowledged before me on this 6th day of July, 2021 by Jeraldine Dispo, Notary Public



Jeraldine Dispo

Notary Public for San Mateo

My Commission Expires: Aug 25, 2024

[Signatures continue on next page]

GORDON FAMILY GSTT SURVIVOR'S TRUST, Grantor

I, Robert Alan Gordon Sr., hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above

Gordon Family GSTT Survivor's Trust

by: Robert Alan Gordon Sr. Trustee

its: Trustee

STATE OF Louisiana)

County of East Baton Rouge) ss.

The foregoing instrument was acknowledged before me on this 30 day of June, 2021 by Robert Gordon.

Melissa McManus
MELISSA MCMANUS
NOTARY PUBLIC ID # 157216
STATE OF LOUISIANA
Notary Public for _____
My Commission Expires: _____ MY COMMISSION IS FOR LIFE

[Signatures continue on next page]



NOT PREPARED BY
NOTARY PUBLIC

HUNTLY LP, Grantor

I, Darcy Gordon, hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above

Huntly LP

by:

Darcy Gordon Darcy Gordon

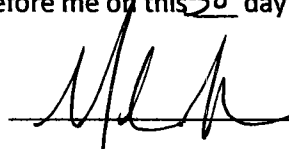
its:

MANAGER

STATE OF Louisiana)

County of East Baton Rouge) ss.

The foregoing instrument was acknowledged before me on this 30 day of June, 2021 by
Darcy Randolph-Gordon.


MELISSA MCMANUS
NOTARY PUBLIC D #157216
Notary Public for STATE OF LOUISIANA
My Commission Expires: MY COMMISSION IS FOR LIFE

[Signatures continue on next page]

NOT PREPARED BY
NOTARY PUBLIC

KLAMATH TRIBUTE CENTER LLC, Grantor

I, Tricia A. Kading, hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above

Tricia A. Kading
by: _____

its: _____

STATE OF California)
County of Riverside) ss.

The foregoing instrument was acknowledged before me on this 2nd day of July, 2021 by Tricia A. Kading.



Louie Arredondo

Notary Public for Riverside County
My Commission Expires: July 2, 2024

[Signatures continue on next page]

R.A. GORDON & ASSOCIATES LLC aka RA GORDON & ASSOCIATES, Grantor

I, Robert A. Gordon, hereby represent and warrant that I have the power and legal authority to sign on behalf of the entity named immediately above

by: [Signature] 7/6/21

its: _____

STATE OF California)
County of San Mateo) ss.

The foregoing instrument was acknowledged before me on this 6th day of July, 2021 by Jeraldine Dispo, Notary Public



Jeraldine Dispo
Notary Public for San Mateo
My Commission Expires: Aug 25, 2024

Map No. R-3910-018B0-00200-000

A parcel of land situate in the NW1/4 of Section 18, Township 39 South Range 10, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the N1/2 of the NW1/4 of Section 18 which bears North 89 degrees 59' 04" West 1301.29 feet from the Southeast corner of the NE1/4 of the SE1/4 of the NW1/4; thence North 0 degrees 14' 05" West, 416.51 feet; thence West 55.19 feet; thence along the arc of a 1191.20 foot Radius curve to the right 632.03 feet (long chord bears South 89 degrees 09' 08" West 624.64 feet); thence along the arc of a 111.93 foot Radius curve to the right 147.78 feet (long chord bears North 37 degrees 49' 26" West 137.28 feet); thence South on a line parallel to and 541.8 feet East of the West line of Section 18 to a point on the South line of the N1/2 of the NW1/4; thence South 89 degrees 59' 04" East along the South line of the N1/2 of the NW1/4 to the point of beginning.

Map No. R-3910-018B0-00400-000

A tract of land in the NW1/4 of the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pipe at the intersection of the North boundary of above said Section 18 and the Easterly right of way boundary of the Klamath Falls-Merrill Highway (Hwy #39); thence East along the aforesaid North boundary of Section 18, a distance of 511.78 feet; thence South 183.91 feet to an iron pin marking the most Northeasterly corner of Tract 1197, First Addition to Eternal Hills Memorial Gardens; thence Westerly following along the most Northerly boundary of above said Gardens on the following courses; West 65.31 feet, South 46 degrees 07' 30" West, 33.51 feet, South 62 degrees 28' 00" West 53.17 feet, South 79 degrees 42' 00" West, 214.38 feet, and South 88 degrees 03' 00" West, 164.34 feet, more or less, to an iron pin on the Easterly right of way boundary of the Klamath Falls-Merrill Highway; thence North along same 275.64 feet to the point of beginning, more or less, and excepting from the above described land the North 30.00 feet thereof for road purposes.

(Legal Continued)

Map No. R-3910-018B0-00500-000

A parcel of land situated in the NW1/4 of the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Klamath Falls-Merrill Highway which point bears South 683 feet and East 30 feet from the Section corner common to Sections 12, 13, 17 and 18; thence East 233.65 feet; thence North 21 degrees 30' West, 90.90 feet; thence North 13 degrees 21' West, 60.26 feet; thence North 60 degrees 11' East, 205.33 feet; thence South 60 degrees 44' 30" East 154.42 feet; thence North parallel with the Easterly right of way boundary of aforesaid highway a distance of 275.25 feet; thence North 56 degrees 28' West a distance of 79.42 feet to the Southerly right of way boundary of the Enterprise Irrigation District Canal; thence along said Enterprise Irrigation District Canal as follows: South 52 degrees 41' West 58.80 feet; South 79 degrees 42' West 225.74 feet and South 88 degrees 02' West 164.34 feet to the Easterly right of way boundary of the Klamath Falls-Merrill Highway; thence South along same a distance of 407.40 feet, more or less, to the point of beginning.

Map No. R-3910-018B0-00600-000

The East 511.8 feet of the West 541.8 feet of the NW1/4 of the NW1/4 of Section 18 Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the North line of Tract 1197, First Addition to Eternal Hills Memorial Gardens, as filed in the Klamath County Clerks Office of Klamath County, Oregon.

EXCEPTING THEREFROM:

A parcel of land situated in the NW1/4 of the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Klamath Falls-Merrill Highway which point bears South 683 feet and East 30 feet from the Section corner common to Sections 12, 13, 17 and 18; thence East 233.65 feet; thence North 21 degrees 30' West, 90.90 feet; thence North 13 degrees 21' West, 60.26 feet; thence North 60 degrees 11' East, 205.33 feet; thence South 60 degrees 44' 30" East 154.42 feet; thence North parallel with the Easterly right of way boundary of aforesaid highway a distance of 275.25 feet; thence North 56 degrees 28' West a distance of 79.42 feet to the Southerly right of way boundary of the Enterprise Irrigation District Canal; thence along said Enterprise Irrigation District Canal as follows: South 52 degrees 41' West 58.80 feet; South 79 degrees 42' West 225.74 feet and South 88 degrees 02' West 164.34 feet to the Easterly right of way boundary

(Legal Continued)

of the Klamath Falls-Merrill Highway; thence South along same a distance of 407.40 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM:

A portion of that tract of land described in Volume 78, page 427, of Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the section corner common to Sections 12 and 13, Township 39 South, Range 9 East, and Sections 7 and 18, Township 39 South, Range 10, East of the Willamette Meridian, thence South 683.0 feet and East 30.0 feet to the most Northwesterly corner of that tract of land described in Volume 326, pages 622 and 624, thence East along the North boundary of same a distance of 346.8 feet to the Northeasterly corner thereof which is the true point of beginning of this description; thence continuing East along the aforesaid North boundary projected a distance of 140.0 feet, thence South parallel with the Easterly boundary of the aforesaid tract of land a distance of 340.0 feet, thence West 140.0 feet to the Easterly boundary aforesaid, thence North along same a distance of 340.0 feet more or less to the true point of beginning.

AND FURTHER EXCEPTING THEREFROM:

A portion of the that particular tract of land described in Volume 78, page 427, of Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Dalles-California Highway (Klamath Falls-Merrill Highway) which point bears South 683.0 feet and East 30 feet from the Section corner common to Sections 7 and 18, Township 39 South, Range 10 East of the Willamette Meridian, and Sections 12 and 13, Township 39 South, Range 9 East of the Willamette Meridian; thence East at right angles to the aforesaid highway right of way boundary, a distance of 346.8 feet; thence South parallel to the aforesaid highway right of way boundary, a distance of 627.4 feet; thence South 89 degrees 54' West, 346.8 feet, more or less, to the aforesaid right of way boundary of the Klamath Falls-Merrill Highway; thence North along said boundary 628.0 feet to the point of beginning, and being in the Northwest quarter of the Northwest quarter of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon.

(Legal Continued)

Map No. R-3910-018B0-00700-000

A portion of that tract of land described in Volume 78, page 427, of Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at the section corner common to Sections 12 and 13, Township 39 South, Range 9 East, and Sections 7 and 18, Township 39 South, Range 10 East of the Willamette Meridian, thence South 683.0 feet and East 30.0 feet to the most Northwestern corner of that tract of land described in Volume 326, pages 622 and 624, thence East along the North boundary of same a distance of 346.8 feet to the Northeast corner thereof which is the true point of beginning of this description; thence continuing East along the aforesaid North boundary projected a distance of 140.0 feet, thence South parallel with the Easterly boundary of the aforesaid tract of land a distance of 340.0 feet, thence West 140.0 feet to the Easterly boundary aforesaid, thence North along same a distance of 340.0 feet more or less to the true point of beginning.

Map No. R-3910-018B0-00800-000

A portion of that particular tract of land described in Volume 78, page 427, of Deed Records of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Easterly right of way boundary of the Dalles-California Highway (Klamath Falls-Merrill Highway) which point bears South 683.0 feet and East 30 feet from the Section corner common to Sections 7 and 18, Township 39 South, Range 10 East of the Willamette Meridian, and Sections 12 and 13, Township 39 South, Range 9 East of the Willamette Meridian; thence East at right angles to the aforesaid highway right of way boundary, a distance of 346.8 feet; thence South parallel to the aforesaid highway right of way boundary, a distance of 627.4 feet; thence South 89 degrees 54' West, 346.8 feet, more or less, to the aforesaid right of way boundary of the Klamath Falls-Merrill Highway; thence North along said boundary 628.0 feet to the point of beginning, and being in the Northwest quarter of the Northwest quarter of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.