

**2024-003494**

**Klamath County, Oregon**



**00327996202400034940050054**

**05/06/2024 01:20:53 PM**

**Fee: \$102.00**

After recording, return to:  
Medford Media Group LLC  
2305 Ashland St, Suite 104-511  
Ashland, OR 97520

Until a change is requested,  
all tax statements should be sent to:  
Medford Media Group LLC  
2305 Ashland St, Suite 104-511  
Ashland, OR 97520

### **MINERAL DEED**

KNOW ALL MEN BY THESE PRESENTS that the Grantor  
The Boswell Group LLC  
P.O. Box 8158  
Medford, OR 97501

for the true and actual consideration of \$10.00 and other good and valuable consideration,

the receipt and sufficiency of which are hereby acknowledged and confessed by  
Grantor, does hereby sell, convey, transfer, assign and deliver unto the following:  
Medford Media Group LLC, an Oregon Limited Liability Company  
2305 Ashland St, Suite 104-511  
Ashland, OR 97520

hereinafter called individually or collectively Grantees, an undivided 100%  
interest in and to all the oil, gas and other minerals in and under and  
that may be produced from the following described lands situated in **Klamath**  
County, State of Oregon, to-wit:

See "Exhibit A"

Containing 29.00 acres, more or less, together with the right to ingress and egress all, for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing handling, transporting and marketing the same therefrom with the rights to remove from said land all of Grantees property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease or leases of record heretofore executed; it being understood and agreed that said Grantees shall have, receive, and enjoy the herein granted undivided interests in and to all bonuses rents, royalties and other benefits which may accrue under the terms of said lease or leases insofar as they cover the above described lands from and after the date hereof, precisely as if the Grantees herein had been at the date of the making of said lease or leases the owners of similar undivided interests in and to the lands described and Grantees one of the lessors therein.

Grantors agree to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantees herein shall have the right at any time to redeem for said Grantors by payment any mortgage, taxes, or other liens on the above described lands, upon default in payment by Grantors, and be subrogated to the rights of the holder thereof .

TO HAVE AND TO HOLD the above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or any wise belonging to the said Grantees herein, their heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantors do hereby warrant said title to Grantees, their heirs, executors, administrators, personal representatives, successors and assigns forever and do hereby agree to defend all and singular the said property unto the said Grantees herein, their heirs, successors

Source of Title:

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 26 day of JANUARY, 2024, in the presence of:

Signature

Kevin Curtin

Print Name

as Manager of The Boswell Group LLC

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF

OREGON

COUNTY OF

CLATSOP

On this 26 day of JANUARY, 2024, before me, Notary Public in and for said state, personally appeared KEVIN CURTIN

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me Ad freely executed the same.

Signature:

JUDITH ANN COBB

Print Name:

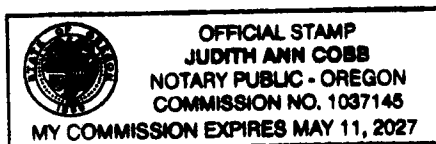
JUDITH ANN COBB

Title:

Notary Public

My Commission Expires:

5-11-2027



**"Exhibit A"**

Those portions of Government Lot 2 and the SW1/4 NE1/4 lying below the Rim of Knot Table and in Section 4 Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: 3612-00400-00200 (Acct# 356643)