

Recording Requested

By Grantee:

VISTOSO HOLDING COMPANY, LLC

Mail Recorded Deed and

Tax Statements to:

VISTOSO HOLDING COMPANY, LLC

PO BOX 128

Southworth, WA 98386

Consideration is: \$0.00

QUITCLAIM DEED

Map & Tax Lot: 3809-03400-00200-000 Account: 442738

W I T N E S S

For no consideration, and to change the form of holding title only, **BIG HORN VENTURES GROUP, INC., AS TRUSTEE OR THE SUCCESSOR TRUSTEES UNDER FOOTHILLS TRUST, Dated August 25, 2014**, hereinafter called Grantor, whose address is 12995 N. Oracle Road Suite 141-313, Tucson, AZ 85739, do now hereby remise, release and forever **QUITCLAIM** any and all interest they 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:

VISTOSO HOLDING COMPANY, LLC, a Nevada Limited
(hereinafter called Grantee) Liability Company,
whose address is PO BOX 128, Southworth, WA 98386

the following described real property free of encumbrances except as specifically set forth herein:

A parcel of land lying in Tracts 20 and 21 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the center of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said centerline of Section 34, 670 feet, more or less to the East line of Tract 21; thence North along the East line of said Tracts 21 and 20 to the Northeast corner of Tract 20; thence West along the North line of Tract 20 to the Northwest corner of Tract 20; thence South along the West line of Tracts 20 and 21 to the point of beginning.

TOGETHER WITH a right of way along existing roads on the East side of Tract 21.

EXCEPTING THEREFROM the following described parcel: Beginning at a point at the Northeast corner of Tract 20 Enterprise Tracts of Klamath County, thence Westerly along the Northern boundary line of said tract a distance of 664.2 feet, more or less to the Northwest corner of said Tract 20; thence Southerly 30 feet along the West boundary line to the fence; thence Easterly along said fence line a distance of 164.2 feet, more or less parallel to the Northern boundary line of said tract; thence continuing East along said fence line a distance of 500 feet more or less to a point on the East boundary line of said Tract 20 which is 37 feet South from the point of beginning; thence Northerly along the East boundary line 37 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Foothill Boulevard.

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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.

The true consideration for this conveyance is \$0.00. (Here comply with the requirements of ORS 93.030)

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

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.

IN WITNESS WHEREOF, this Instrument is Executed.

10-8-2024
Date

Kimberly Rojo
, as Manager of, **BIG HORN VENTURES GROUP, INC., AS TRUSTEE OR THE SUCCESSOR TRUSTEES UNDER FOOTHILLS TRUST, Dated August 25, 2014, Grantor**

ACKNOWLEDGMENT

State of WASHINGTON)
)
County of KITSAP) SS.:

On OCTOBER 8th, 2024 before me,
VERONICA RENE ELLIOTT, personally appeared,
KIMBERLY ROJO, as Manager of, **BIG HORN VENTURES GROUP, INC.,**
AS TRUSTEE OR THE SUCCESSOR TRUSTEES UNDER FOOTHILLS
TRUST, Dated August 25, 2014, 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 they executed the same in their authorized capacity, and
that by their signature on the instrument the person, or the entity upon behalf of
which the person acted, executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

VR Elliott
Notary Public
My Commission Expires: 2/28/28

