



00337450202500001230030036

01/07/2025 02:45:26 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

RMC Aviation, LLC
4815 Tingley Lane #A
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:

RMC Aviation, LLC
4815 Tingley Lane #A
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED

THE GRANTOR(S),

- Kilo Fox, LLC, Richard Steinbock, Janie Steinbock, Sandra Steinbock, Members, for and in consideration of: \$750,000.00 grants and releases without covenants to the

GRANTEE(S):

- RMC Aviation, LLC, Jamie Jackson, Member,


the following described real estate, situated in Klamath Falls, in the County of Klamath County, State of Oregon:

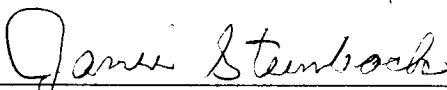
Hangar #2 consisting of approximately 18,800 square feet together with the adjoining ramp and parking space all with Parcel "B", Hangar #4, consisting of approximately a 12,00 square feet together with the adjoining ramp and parking space all within Parcel "C" and the octagonal, two story office building within Parcel "C" at the Klamath Falls City Airport, Klamath County, Oregon, as shown in Exhibit "1" attached to this deed

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. 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.

Grantor Signatures:

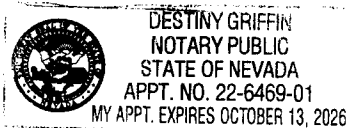
DATED: 12-31-2024



Richard Steinbock, Member, on behalf of
Kilo Fox, LLC
6565 Rand Way
Klamath Falls, Oregon, 97603

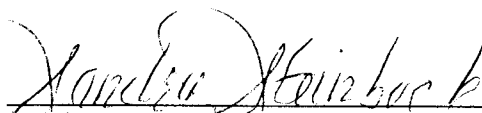

Janie Steinbock, Member, on behalf of
Kilo Fox, LLC
6565 Rand Way
Klamath Falls, Oregon, 97603

STATE OF NEVADA, COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 31 day of December, by Richard Steinbock and Janie Steinbock, on behalf of Kilo Fox, LLC.

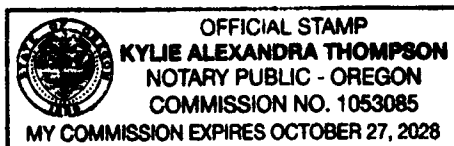



Notary Public Nevada
My commission expires October 13, 2026


Sandra Steinbock, Member, on behalf of
Kilo Fox, LLC
6565 Rand Way
Klamath Falls, Oregon, 97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 7th day of ~~December~~ ^{January}, by Sandra Steinbock, on behalf of Kilo Fox, LLC.



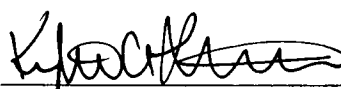

Notary Public Oregon
My commission expires October 27, 2028

EXHIBIT 1

EXHIBIT "A" SITE PLAN

THIS IS NOT A PROPERTY SURVEY. THE INFORMATION PROVIDED
IS TO BE USED IN DEPICTING LEASE AREA BOUNDARIES ONLY.

