

2026-004279

Klamath County, Oregon

05/15/2026 08:44:09 AM

Fee: \$97.00



After recording return to:
1225 Crater Lake Ave.
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to:
Trinity Asset Holding Co., LLC
1200 Ridgewater Blvd.
Klamath Falls, OR 97601

File No.: 7161-4373366(lb)

Date: May 4, 2026

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY QUITCLAIM DEED

Bates Properties Reno, Inc., Grantor, releases and quitclaims to **Trinity Asset Holdings Co., LLC**, all rights and interest in and to the following described real property:

LEGAL DESCRIPTION: Real property in the County Klamath, State of Oregon, described as follows:

**LOT 149 OF TRACT 1496, RIDGEWATER SUBDIVISION, PHASE 1, 1ST ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

The true consideration for this conveyance is **\$ This Deed is given for the express purpose of eliminating any and all right, title and interest acquired by the Grantor herein in that certain Memorandum of Option Agreement recorded on November 8, 2023, in the office of the County Recorder of Klamath County as Document No. 2023-009646.** (Here comply with requirements of ORS 93.030)

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

APN: R307414

Statutory Quitclaim Deed
- continued

File No.: 7151-3930646 (mb)
Date: 04/22/2022

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.

Dated this 11 day of May, 2026

Bates Properties Reno Inc., a Nevada Corporation

[Redacted signature area]

By:

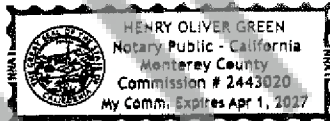
Name: Frederick Bates

Title: President

STATE OF CALIFORNIA)
County of MONTEREY) ss.

This instrument was acknowledged before me on this 11th day of MAY, 2026 by Frederick Bates as President of Bates Properties Reno Inc.

[Redacted signature area]



Notary Public for CALIFORNIA
My commission expires: 4/1/2027

APN: R307414

Statutory Quitclaim Deed
- continued

File No.: 7151-3930646 (mb)
Date: 04/22/2022

ACKNOWLEDGED AND AGREED:

Signed by: [Redacted] Co., LLC, a California limited liability company

Charlie Blackburn, Member

Unofficial Copy