



THIS SPACE RESERVED FOR

2018-006596

Klamath County, Oregon

05/30/2018 04:02:01 PM

Fee: \$62.00

After recording return to:

Potato Karma LLC, an Oregon Limited Liability
Company

P. O. Box 830

Merrill, OR 97633

Until a change is requested all tax statements shall be
sent to the following address:

Potato Karma LLC, an Oregon Limited Liability
Company

P. O. Box 830

Merrill, OR 97633

File No. 187650AM

STATUTORY WARRANTY DEED

Bert Elworthy, as to an undivided 50% interest, and Mark Elworthy, as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

Potato Karma LLC, an Oregon Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

The consideration paid for the transfer is \$7,000,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 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 18 day of May, 2018

X Mark Elworthy
Mark Elworthy

X Bert Elworthy
Bert Elworthy

By: Sheila Elworthy, his attorney in fact
Sheila Elworthy, his attorney in fact

State of CA } ss
County of Alameda

On this 18 day of May, 2018, before me, Patricia Washington, a Notary Public in and for said state, personally appeared Bert Elworthy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patricia Washington

Notary Public for the State of CA
Residing at: 1257 George Circle Hayward, CA 94541
Commission Expires: 03/30/2021

See Attached
5-18-2018

State of CA } ss
County of Alameda

On this 18 day of May, 2018, before me, Patricia Washington, a Notary Public in and for said state, personally appeared Sheila Elworthy, as Attorney in fact for Mark Elworthy, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Patricia Washington

Notary Public for the State of CA
Residing at: 1257 George Circle Hayward, CA 94541
Commission Expires: 03/30/2021

See Attached
5-18-2018

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On 18 May 2018 before me, Patricia Washington, Notary Public
(Here insert name and title of the officer)

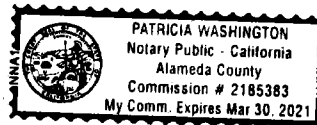
personally appeared Bert Elworthy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patricia Washington
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages 2 Document Date 5/18/2018

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On 18 May 2018 before me, Patricia Washington, Notary Public
(Here insert name and title of the officer)

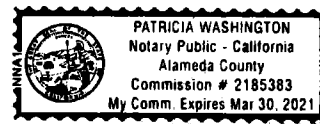
personally appeared Sheila E. Worthy
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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- Securely attach this document to the signed document with a staple.

EXHIBIT "A"

Parcel 3 of Land Partition 22-17, a replat of Lots 1 and 2 of LP 2-90 in Sections 23- 27, 34 – 36, Township 40 South, Range 8 East, Sections 19, 30 and 31, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. Recorded on May 11, 2018 as instrument #2018-005816.

Being more particularly described as follows:

An area of land in Sections 23, 24, 25, 26, and 36, of Township 40 South, Range 8 East, Sections 19, 30, and 31, of Township 40 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the Southeast Section corner of Section 36, Township 40 South, Range 8 East; thence along the South line of said Township, South 89°49'00" West 2674.30 feet to the South quarter corner of Section 36; thence continuing along said South line, South 89°49'00" West 2640.00 feet to the centerline of a canal which is also the West line of said Section 36; thence leaving said South line, North 00°55'13" West 5280.26 feet to the corner of Sections 25, 26, 35, and 36; thence along said canal centerline, also being the West line of said Section 25, North 00°30'43" West 2847.76 feet; thence, leaving said West line and continuing along said canal centerline North 48°42'33" West 1459.33 feet; thence North 00°36'10" West 2352.54 feet to the centerline of a canal; thence along said centerline South 77°20'13" East 1121.09 feet to the West boundary of Section 24 which is also the centerline of a canal; thence along said centerline and West boundary North 00°30'43" West 3322.87 feet to the South line of the Klamath Straits as described in Microfilm volume M76, page 4636; thence along said South line, South 80°32'00" East 111.75 feet; thence North 79°52'00" East 571.40 feet; thence South 89°49'00" East 471.90 feet; thence South 56°56'00" East 335.20 feet; thence South 12°28'00" East 666.80 feet; thence South 62°31'00" East 397.60 feet; thence North 76°46'00" East 670.10 feet; thence South 46°04'00" East 1065.90 feet; thence South 29°18'00" East 640.00 feet; thence South 84°34'00" East 307.80 feet; thence North 44°15'00" East 869.90 feet; thence South 78°35'00" East 282.40 feet; thence South 27°42'00" East 426.70 feet; thence South 51°31'00" East 246.80 feet; thence South 87°26'00" East 995.70 feet; thence South 68°24'00" East 228.50 feet; thence South 09°02'00" East 455.00 feet; thence South 38°40'00" East 343.50 feet; thence North 88°57'00" East 302.80 feet; thence North 63°28'00" East 702.70 feet; thence South 51°01'00" East 426.44 feet to the East line of Parcel 3, also being the East line of the Southwest quarter of Section 19; thence along said East line, South 00°38'00" East 1044.65 feet to the point for the South quarter Section corner of Section 19; thence South 00°38'00" East 5280.00 feet to the point for the South quarter Section corner of Section 30; thence South 00°38'00" East 5280.00 feet to the point for the South quarter Section corner of Section 31; thence along the South line of Section 31, South 89°22'00" West 2640.00 feet to the point of beginning.

Excepting Therefrom:

The Southeast quarter of the Northwest quarter of Section 25, of Township 40 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.