



THIS SPACE RESERVED FOR

2019-002444

Klamath County, Oregon

03/15/2019 03:18:02 PM

Fee: \$92.00

After recording return to:

H & T Organics, LLC, an Oregon limited liability
company

PO Box 148

Malin, OR 97632

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

H & T Organics, LLC, an Oregon limited liability
company

PO Box 148

Malin, OR 97632

File No. 271170AM

STATUTORY WARRANTY DEED

CFO Solutions, LLC, a Utah limited liability company dba Advanced CEO, as receiver for Carleton Farms, a partnership consisting of James A. Carleton, Gregory C. Carleton and Richmond J. Carleton,

Grantor(s), hereby convey and warrant to

H & T Organics, 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:

Parcel 1 of Land Partition 16-14 situated in the N 1/2 SW 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded September 18, 2014 in 2014-009711, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1,800,000.00.

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 28 day of Feb, 2019.

CFO Solutions, LLC, a Utah limited liability company

By:

Matthew R. McKinlay
Matthew R. McKinlay, Member



State of Idaho } ss
County of Ada }

On this 28th day of February, 2019, before me,

Tina Elmblad a Notary Public in and for said state, personally appeared
Matthew McKinlay, 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.

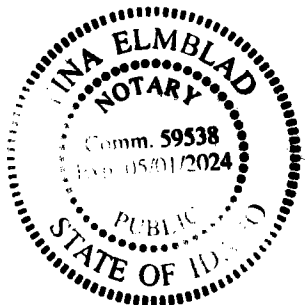
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Tina Elmblad

Notary Public for the State of Idaho

Residing at: Mendota, IL

Commission Expires: May 1, 2024




The Affiant hereby agrees (1) to indemnify, protect, defend and save harmless the Company from and against any and all loss, costs, damages, and attorney's fees it may suffer, expend or incur under or by reason, or in consequence of or growing out of any such matters not identified herein, and (2) to defend at the Affiant's own costs and charges on behalf of and for the protection of the Company and of any parties insured or who may be insured against loss by it under said Policy or Policies (but without prejudice to the right of the Company to defend at the expense of the Affiant if it so elects) any and every suit, action or proceeding in which any such matters may be asserted or attempted to be asserted, established or enforced with respect to said land.

IN WITNESS WHEREOF, the undersigned has/have executed this agreement this 28th day of February, 2019.

CFO Solutions, LLC, a Utah limited liability company

By:  
Matthew R. McKinlay, Member


Witness