



THIS SPACE RESERVED FOR

2019-007375

Klamath County, Oregon

07/01/2019 09:59:02 AM

Fee: \$92.00

After recording return to:

Ardent Mills, LLC, a Delaware limited liability
company

1875 Lawrence Street, Suite 1400

Denver, CO 80202

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

Ardent Mills, LLC, a Delaware limited liability
company

1875 Lawrence Street, Suite 1400

Denver, CO 80202

File No. 282531AM

STATUTORY WARRANTY DEED

**Henzel Brothers, LLC,
an Oregon Limited Liability Company ,**

Grantor(s), hereby convey and warrant to

Ardent Mills, LLC, a Delaware 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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$3,300,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

92amt.

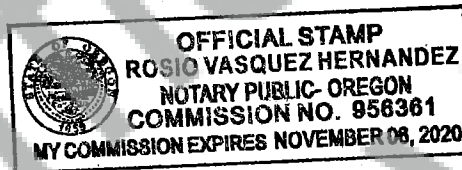
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 June, 2019.

Henzel Brothers, LLC., an Oregon limited liability company (Exchanger)

By: Samuel A. Henzel
Samuel A. Henzel, Manager

By: Thurston K. Henzel
Thurston K. Henzel, Manager



State of Oregon } ss
County of Klamath }

On this 28 day of June, 2019, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Samuel A. Henzel & Thurston K. Henzel, Managers of Henzel Brothers, LLC 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR

Commission Expires: 12/17/2021 NW 06, 2020
PT

EXHIBIT 'A'

PARCEL 1:

That portion of the SW1/4 SW1/4 lying Southeasterly of the Klamath Falls-Dorris Highway; Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That portion of the SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That part of the SW1/4 of Section 34 described as follows: Beginning at a point that is distant South $89^{\circ} 29'$ East 351.66 feet from the Section corner common to Section 3 and 4, Township 41 South, Range 8 East of the Willamette Meridian, and Sections 33 and 34 Township 40 South, Range 8 East of the Willamette Meridian, said point being distant 50 feet Southeasterly measured at right angles from the center line of the Central Pacific Company's originally located main track at Engineer's Station 2640+59.67; thence North $32^{\circ} 17' 30''$ East, parallel to said center line of main track, 1740.33 feet to a point distant 50 feet Southeasterly at right angles from said centerline of the Central Pacific Railway Company's originally located main track at Engineer's Station 2658+00; thence South $57^{\circ} 42' 30''$ East 100.0 feet to the Northwestern right of way line of the Klamath Falls-Dorris Highway; thence South $32^{\circ} 17' 30''$ West along said right of way line 1678.39 feet to the South line of said Section 34; thence North $89^{\circ} 29'$ West along said South line of Section 34 a distance of 117.63 feet to the point of beginning.

PARCEL 3:

A piece or parcel of land situate in a portion of Government Lot 4 in Section 34 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the meander corner of the 1858 Meander common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian; thence South $15^{\circ} 58' 10''$ East 174.6 feet to a point on the Easterly right-of-way line of U.S. Highway 97 as the same is presently located and constructed; thence South $32^{\circ} 22'$ West along said Easterly right-of-way line 3942.08 feet to the true point of beginning of this description; thence South $57^{\circ} 38'$ East 428.22 feet to a point on the adjusted 1858 meander line, as established during Record Survey No. 1938; thence South $5^{\circ} 08' 55''$ West along said meander line 322.92 feet to a point; thence North $89^{\circ} 21' 05''$ West 677.05 feet to a point on the Easterly right-of-way line of U.S. Highway 97; thence North $32^{\circ} 22'$ East along said Easterly right-of-way line 643.12 feet to the true point of beginning.

PARCEL 4:

The West 400 feet of Lot 5 in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.