

2020-007963

Klamath County, Oregon

06/30/2020 09:00:19 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Knife River Corporation-Northwest
32260 Old Highway 34
Tangent, OR 97389

SEND TAX STATEMENTS TO:

Knife River Corporation-Northwest
32260 Old Highway 34
Tangent, OR 97389

APN: 880856, 72879
27401 Brown Rd, Fort Klamath, OR 97626

AmeriTitle #363832AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cascade Aggregate Resources, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Knife River Corporation-Northwest, an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The N1/2 of the SE1/4 of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (**\$800,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED

(continued)

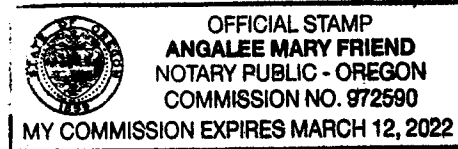
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/25/20

Cascade Aggregate Resources, LLC

BY: [Signature]
Jamie Jackson, Member

BY: [Signature]
Sherri A. Jackson, Member



State of Oregon

County of Klamath

This instrument was acknowledged before me on June 25, 2020 by Jamie Jackson as a Member of Cascade Aggregate Resources, LLC.

[Signature]
Notary Public - State of Oregon
My Commission Expires: June 25, 2022 March 12, 2022

State of Oregon

County of Klamath

This instrument was acknowledged before me on June 25, 2020 by Sherri A. Jackson as a Member of Cascade Aggregate Resources, LLC.

[Signature]
Notary Public - State of Oregon
My Commission Expires: March 12, 2022

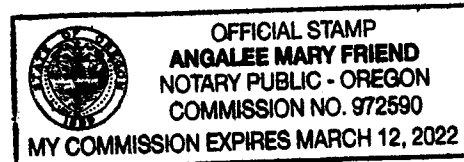


EXHIBIT "A"
Exceptions

Subject to:

1. The 2020-2021 Taxes: A lien not yet due or payable.
2. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
3. Special Assessment levy and asset through the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
4. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: February 18, 1965
Instrument No.: Volume 359, page 433
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Gail Danforth aka Mary Jane Danforth and Vernon Keffer and Barbara Keffer husband and wife
Recorded: September 12, 1996
Instrument No.: M96, page 28762