



THIS SPACE RESERVED FOR RECORDER'S USE

2021-004366

Klamath County, Oregon

03/23/2021 01:35:00 PM

Fee: \$97.00

After recording return to:

1891 Maupin Rd, LLC, an Oregon limited liability
company

12465 Rd 36 1/2

Madera, CA 93636

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

1891 Maupin Rd, LLC, an Oregon limited liability
company

12465 Rd 36 1/2

Madera, CA 93636

File No. 43409SAM

STATUTORY WARRANTY DEED

California Giant, Inc., a California corporation,

Grantor(s), hereby convey and warrant to:

1891 Maupin Rd, 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:

PLEASE SEE ATTACHED EXHIBIT "A"

The true and actual consideration for this conveyance is \$2,100,000.00.

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;

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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 19th day of March, 2021

California Giant Inc.

By: J. Brown

Jay Brown, Chief Financial Officer

State of California) ss
County of _____)

On this _____ day of March, 2021, before me, _____ a Notary Public in and for said state, personally appeared _____, 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.

Notary Public for the State of California
Residing at: Klamath Falls OR
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

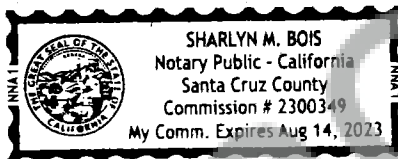
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Santa Cruz)
 On March 19, 2021 before me, Sharlyn Bois, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Jay Brown
Name(s) of Signer(s)

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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Escrow Disbursement Instructions Date: 03/19/2021
 Number of Pages: 53 including Acknowledgment Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jay Brown
☒ Corporate Officer — Title(s): CFO

☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The NW1/4 of the NE1/4 and the N1/2 of the SW1/4 of the NE1/4 of Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

That the portion of the NE1/4 NE1/4 of Section 34, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the NE1/4 NE1/4; thence East along the North line to the Northeast corner of said quarter section; thence South along the East line of said quarter section to the Southeast corner of the NE1/4 NE1/4; thence in a straight line Northwest to the Northwest corner of the NE1/4 NE1/4, the true point of beginning.

PARCEL 3

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the SE1/4 SE1/4; thence North along the West line of said SE1/4 SE1/4 a distance of 208.71 feet; thence East parallel to the South line of said SE1/4 SE1/4 a distance of 417.42 feet; thence South parallel to the West line of said SE1/4 SE1/4 a distance of 208.71 feet; thence West along the South line of said SE1/4 SE1/4 a distance of 417.42 feet to the point of beginning.

PARCEL 4

The SW1/4 SW1/4 of Section 26, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

Unsurveyed Parcel 1 of Land Partition 31-10 in the S1/2 SE1/4, SE1/4 SW1/4 Section 27, Township 40 South, Range 12 East of the Willamette Meridian; the NE1/4, W1/2 SE1/4, E1/2 W1/2 Section 34, Township 40 South, Range 12 East of the Willamette Meridian; the NE1/4 NW1/4, NW1/4, NW1/4 NE1/4 Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath county, Oregon, being recorded August 16, 2011 in 2011-009433, records of Klamath County, Oregon.

Unsurveyed Parcel 2 of Land Partition 31-10 in the S1/2 SE1/4, SE1/4 SW1/4 Section 27, Township 40 South, Range 12 East of the Willamette Meridian; the NE1/4, W1/2 SE1/4, E1/2 W1/2 Section 34, Township 40 South, Range 12 East of the Willamette Meridian; the NE1/4 NW1/4, NW1/4, NW1/4 NE1/4 Section 3, Township 41 South, Range 12 East of the Willamette Meridian, Klamath county, Oregon, being recorded August 16, 2011 in 2011-009433, records of Klamath County, Oregon.