



THIS SPACE RESERVED FOR

2021-010637
Klamath County, Oregon
07/08/2021 12:07:00 PM
Fee: \$92.00

After recording return to:

OHT HH, LLC,
an Oregon limited liability company
OHT RR, LLC,
an Oregon limited liability company
C/O Beutler Exchange Group, LLC
5665 Meadows RD Ste. 140
Lake Oswego OR 97035

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

OHT HH, LLC,
an Oregon limited liability company
OHT RR, LLC,
an Oregon limited liability company

Same as above

File No. 445206AM

STATUTORY WARRANTY DEED

**Caledonia Properties LLC,
an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**OHT RR, LLC, an Oregon limited liability company
and OHT HH, 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 Attached Exhibit 'A'

The consideration paid for the transfer is \$1,512,000.00, 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:

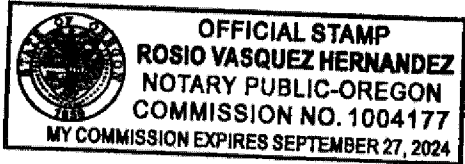
2021-2022 Real Property Taxes, a lien not yet due and payable

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 7 day of July, 2021.

Caledonia Properties LLC, an Oregon Limited Liability Company

By: [Signature]
Mark Campbell, Managing Member



State of Oregon } ss
County of Klamath }

On this 7 day of July, 2021, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Mark Campbell, 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~~ Sept 27, 2024

EXHIBIT 'A'

File No. 445206AM

Unrecorded Parcel 2 of unsurveyed Land Partition 50-07, being a replat of "Land Partition 65-94" situated in sections 11, 12, 13, 14, 23, and 24, Township 38 South, Range 10 East Willamette Meridian and in Sections 18 and 19, Township 38 South, Range 11 ½ East Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

A Parcel of land being Parcel 2 of Land Partition 50-07, as recorded at the Klamath County Clerk's office; said Parcel situated in Sections 13, 14, 23 and 24 of Township 38 South, Range 10 East of the Willamette Meridian. Being more particularly described as follows:

Beginning at the Initial Point, as shown on said Land Partition 50-07, thence North 00°00'00" East, 1320.00 feet; thence South 89°50'59" West, 660.00 feet to the West line of said section 24; thence along said West line, North 00°00'00" East, 1801.48 feet; thence leaving said West line, North 22°10'47" West, 451.44 feet; thence North 28°09'31" West, 978.72 feet; thence North 59°24'05" East, 1337.44 feet; thence North 30°24'06" West, 2753.49 feet; thence North 00°08'43" West, 1177.76 feet to a line established by Land Partition 65-94, as filed at the Klamath County Clerk's Office; thence North 89°41'23" East, 2254.4 feet more or less; thence South 00°35'14" West, 2000 feet more or less, to the SW1/16 of said Section 13; thence North 90°00'00" East, 1320 feet more or less, to the CS1/16 corner of Said Section 13; thence South 00°35'14" West, 1320 feet more or less, to the 1/4 corner between said Sections 13 and 14; thence along the south line of said Section 13, North 90°00'00" East, 434 feet more or less; thence leaving said south line, South 00°00'00" East, 1989 feet more or less; thence South 60°16'08" West, 1263.30 feet; thence North 35°15'13" West, 278.40 feet; thence South 49°57'56" West, 945.70 feet; thence South 50°32'06" West, 745.27 feet; thence South 38°27'05" East, 611.58 feet; thence South 40°51'11" East, 509.84 feet; thence South 39°20'31" East, 673.59 feet; thence South 32°43'15" East, 553.75 feet; thence South 89°50'59" West, 1319.93 feet to the point of beginning.

TOGETHER WITH the following described property:

A Tract of land being situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 6-03 as recorded at the Klamath County Clerk's Office, being more particularly described as follows:

Commencing at the most Northwesterly corner of said Parcel 2, thence along the Northerly line of said Parcel 2, North 50°32'06" East, 745.27 feet; thence continuing along said Northerly line, North 49°57'56" East, 213.85 feet to the TRUE POINT OF BEGINNING; thence continuing along said Northerly line, North 49°57'56" East, 731.85 feet to an angle point in said Northerly line; thence along said Northerly line, South 35°15'13" East, 278.40 feet to an angle point in said Northerly line; thence leaving said Northerly line of said Parcel 2, along the arc of a 1410.00 foot radius curve to the right through a central angle of 31°18'45" (the long chord of which bears South 71°20'44" West, 761.02 feet) and arc distance of 770.58 feet to the point of beginning.

EXCEPTING THEREFROM the following described Property:

A Tract of land being situated in the NW1/4 and the SW1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 50-07 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Beginning at the most Southeasterly corner of said Parcel 2, thence along the Southerly line of said Parcel 2, South 60°16'08" West, 1263.30 feet; thence leaving said Southerly line, North 54°44'47" East, 1343.37 feet to the Easterly line of said Parcel 2; thence along said Easterly line, South 00°00'00" East, 148.88 feet to the point of beginning.

Basis of bearings per Land Partition 50-07.