

**2021-017845**

**Klamath County, Oregon**

12/01/2021 02:13:01 PM

Fee: \$97.00

After recording return to:

Dean P. Gisvold, Esq.

McEwen Gisvold LLP

1100 SW Sixth Avenue, Suite 1600

Portland, Oregon 97204

Until a change is requested, send tax statements to:

LT Investment Properties LLC

c/o Argonaut Food Partners, LLC

P. O. Box 2650

Klamath Falls, Oregon 97601-0200

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**SPECIAL WARRANTY DEED**

**L & B Holdings LLC**, a Nevada limited liability company, Grantor, conveys and specially warrants to **LT Investment Properties LLC**, a Nevada limited liability company, as to an undivided 25% interest; **Bryer L.L.C.**, a Nevada limited liability company, as to an undivided 25% interest; **Damodice Holdings II LLC Series B**, a Nevada limited liability company, as to an undivided 25% interest; and **Krager Investments, LLC**, a Utah limited liability company, as to an undivided 25% interest, collectively Grantee, the real property described in attached Exhibit "A," free of encumbrances created or suffered by the Grantor, PROVIDED, HOWEVER, that this conveyance is made and accepted subject to (a) government laws, rules, regulations and restrictions affecting the real property, (b) the lien of current ad valorem taxes not yet due and payable, and (c) all easements, restrictions, covenants, conditions, reservations of rights, and stipulations, in each case that are of record and that affect the real property.

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.

The true consideration for this conveyance is \$3,039,648.  
The Tax Account Number for the real property is 886105.

*(Continued on following page)*

Unofficial  
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(Signature page for Statutory Special Warranty Deed - L & B Holdings to 4 entities)

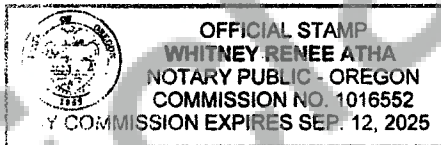
Dated as of the 24 day of November, 2021.

GRANTOR:

L & B HOLDINGS LLC,  
a Nevada limited liability company

By: Barry Thiriot  
Barry Thiriot, Member

STATE OF Oregon )  
 ) ss.  
County of Jackson )



This instrument was acknowledged before me this 24 day of November, 2021,  
by Barry Thiriot, Member of L & B Holdings LLC, a Nevada limited liability company.

Whitney Renee Atha  
Notary Public – State of Oregon  
My commission expires: 9/12/2025

**EXHIBIT "A"**

**DESCRIPTION OF REAL PROPERTY**

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 2 OF LAND PARTITION 45-99 IN NORTHWEST 1/4 SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.  
EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED APRIL 9, 2013 IN VOLUME 2013-003775, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.