



2022-003380
 Klamath County, Oregon
 03/18/2022 03:00:01 PM
 Fee: \$107.00

THIS SPACE RESERVED FO

After recording return to:

Staunton Farms Limited Partnership an Oregon limited partnership and Sheepy Side LLC, a California limited liability company and Staunton Holdings LLC, an

^W Oregon limited liability company
 22217 Stateline Rd
 Malin, OR 97632

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

Staunton Farms Limited Partnership an Oregon limited partnership and Sheepy Side LLC, a California limited liability company and Staunton Holdings LLC, an

^W Oregon limited liability company
 22217 Stateline Rd
 Malin, OR 97632
 File No. 513633AM

STATUTORY WARRANTY DEED

Wong Potatoes Inc.,

Grantor(s), hereby convey and warrant to

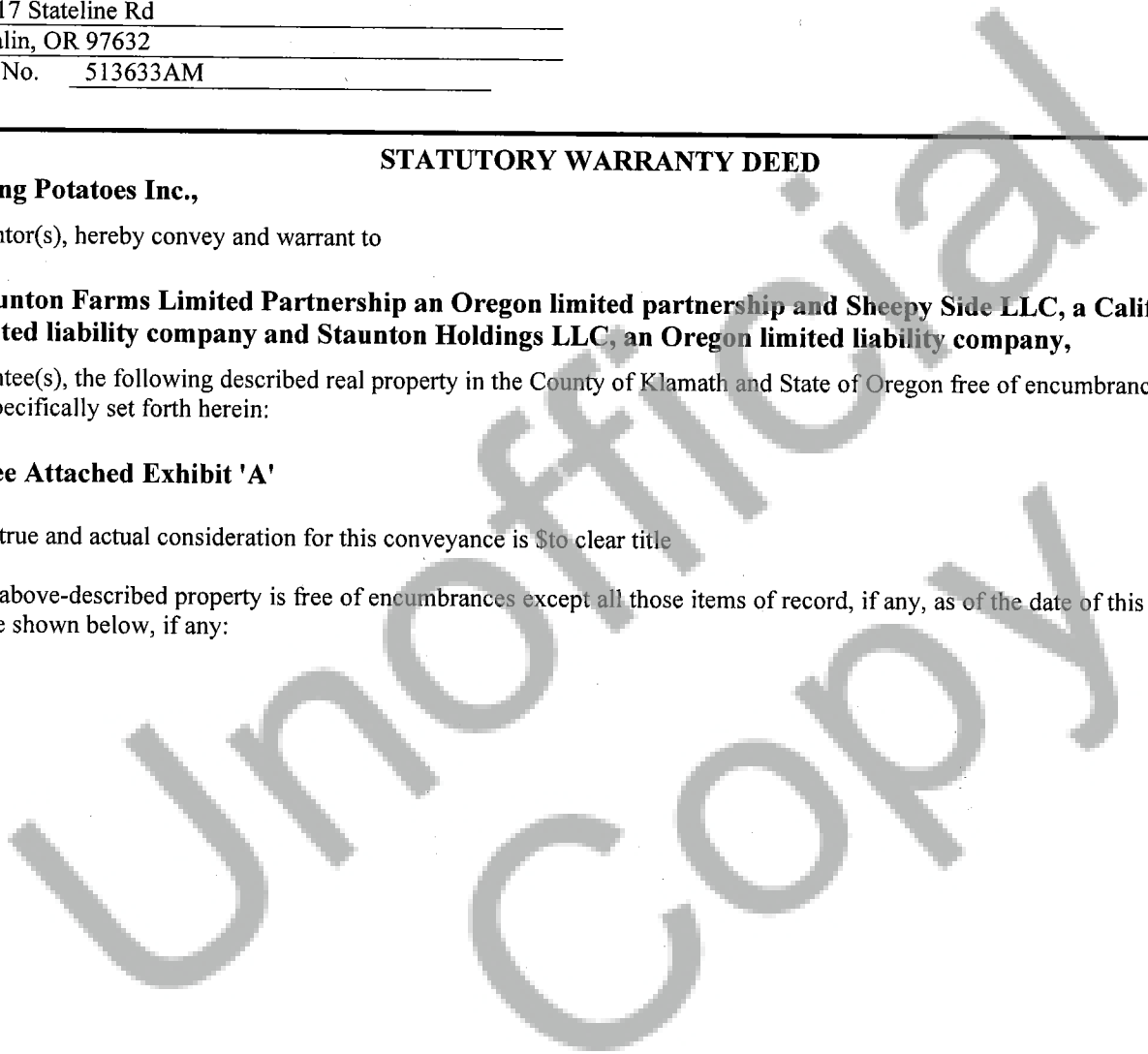
Staunton Farms Limited Partnership an Oregon limited partnership and Sheepy Side LLC, a California limited liability company and Staunton Holdings LLC, an Oregon limited liability company,

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 true and actual consideration for this conveyance is \$to clear title

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:



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 10 day of March, 2022.

Wong Potatoes Inc., an Oregon Corporation

By: [Signature]

Daniel George Chin

State of Oregon} ss.
County of Klamath}

On this 10 day of March, 2022, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Daneil George Chin known to me to be the authorized agent of the Wong Potatoes Inc. Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name. 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

Commission Expires: 10/1/2023

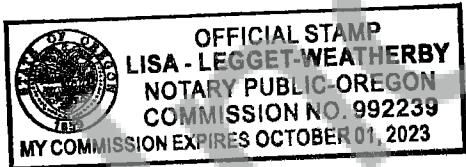


EXHIBIT 'A'

File No. 513633AM

PARCEL 1

All that portion of the SW1/4 SW1/4 and of Government Lot 11 of Section 11, Township 41 South, Range 11 East, Willamette Meridian, which lies Southwesterly of a line drawn parallel to and distant 200 feet Southwesterly of the center line of the railway of the Great Northern Railway Company as now located and constructed; said center line being more particularly described as follows:

Beginning at a point in the Westerly boundary of said Section 11 distant 977.00 feet Northerly from the Southwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of $61^{\circ} 46' 1/2''$ with said Westerly boundary 531.9 feet; thence Southeasterly along the arc of a $1^{\circ} 0'$ curve to the left, 2,830.00 feet; thence Easterly on tangent 2,141.00 feet, more or less, to an intersection with the Easterly boundary of said Section 11 at a point distant 36.8 feet, Northerly from the Southeast corner thereof. The said strip of land containing 12.35 acres, more or less, in the SW1/4 SW1/4 and 0.22 of an acre, more or less, in Government Lot 11 of said Section 11, Township 41 South, Range 11 East, Willamette Meridian, exclusive of right of way previously granted for highway and for a Government irrigation and drainage canal, SAVING AND EXCEPTING a piece or parcel of land situated in the SW1/4 SW1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin in the East right of way boundary of the Adams Point County Road, as the same is presently located and constructed from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, bears North $89^{\circ} 57' 10''$ West 30.0 feet and South $0^{\circ} 02' 50''$ West 251.75 feet distant; thence North $0^{\circ} 02' 50''$ East along the Easterly right of way boundary of said County Road 475.20 feet to an iron pin at its intersection with the Southwesterly right of way boundary of the Burlington-Northern Railroad; thence along said Railroad; right of way South $61^{\circ} 34' 10''$ East 389.7 feet to a point; thence along a circular curve to the left (which has a central angle of $0^{\circ} 40' 40''$, a radius of 5,929.65 feet, and a long chord which bears South $61^{\circ} 54' 34''$ East 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence continuing along a circular curve to the left (which has a central angle of $5^{\circ} 55' 50''$, a radius of 5,929.65 feet, and a long chord which bears South $65^{\circ} 13' 00''$ East 613.75 feet) a distance of 613.80 feet to a 5/8 inch iron pin; thence, leaving said Railroad right of way, North $89^{\circ} 57' 10''$ West 962.4 feet, more or less, to the point of beginning.

PARCEL 2

Also, an easement 20.0 feet in width which has its Northeasterly boundary parallel to and contiguous with the Southwesterly right of way boundary of the Burlington-Northern Railroad from the most Northwesterly corner to the most Southeasterly corner of the above described parcel of land; for the purpose of construction, reconstruction, operation, and maintenance of an irrigation ditch situated in Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

Government Lots 3, 4 and N1/2 N1/2 N1/2 of Lot 5 and the N1/2 N1/2 N1/2 of Lot 6 of Section 14, Township 41 South, Range 11 East, Willamette Meridian, excepting right of way heretofore reserved by the United States for the "J" Canal.

PARCEL 4

The S1/2 of the N1/2 and the NE1/4 of the NE1/4 in Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions of the NE1/4 NE1/4 lying North and East of The Dalles-California Highway lying within

Chin Road, lying within the right of way of The Dalles-California Highway, and lying within the Southern Pacific Railroad right of way.

PARCEL 5

The SW1/4 of the SE1/4 of Section 20, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions thereof lying within the Southern Pacific Railroad right of way, The Dalles-California Highway right of way, and North of the USBR No. 5 Drain, and EXCEPT any portion lying within Wong Road.

PARCEL 6

The NW1/4 of the NE1/4 of Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The SE1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM premises described in Deed to Marjorie L. Stewart, et al, recorded February 2, 1944 in Deed Book 162, page 98, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM premises described in Deed to Charles M. Cahan, et ux recorded August 4, 1950 in Deed Book 241 at page 64, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the boundaries of the Great Northern Railway right of way.

PARCEL 8

The NE1/4 of Section 7, Township 41 South, Range 11 East, Willamette Meridian,

EXCEPTING that portion conveyed to the United States of America for USBR No. 8 Drain.

EXCEPTING THEREFROM that certain strip conveyed to the Central Pacific Railway Company by deed recorded July 1, 1929, in Deed Book 87 at page 409, Deed Records of Klamath County, Oregon;

ALSO EXCEPTING that certain strip conveyed to the United States of America by deed recorded December 12, 1938, in Deed Book 119 at page 167; and

ALSO EXCEPTING that certain tract conveyed to Standard Oil Company by deed recorded July 23, 1930, in Deed Book 90 at page 484, Records of Klamath County, Oregon.

ALSO EXCEPTING a parcel of land situated in the SE1/4 NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 55.0 feet; thence Southerly parallel to the East line of said Section 7 to the South line of the SE1/4 NE1/4 of said Section 7; thence Easterly along said South line to the point of beginning,

EXCEPTING THEREFROM that portion of the above described parcel lying within the right of way of Malone Road.

ALSO EXCEPTING a tract of land described as follows: Beginning at the East Quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific

Railroad; thence Westerly along said right-of-way line 218 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7, 157.5 feet; thence Westerly parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of drain Canal No. 8; thence Northwesterly along said Northeasterly right-of-way line to the said Southerly right-of-way line of the South Pacific Railroad; thence Easterly along said Southerly right-of-way line to the true point of beginning.

AND ALSO EXCEPTING a tract of land situated in the SE1/4NE1/4, more particularly described as follows: Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet; thence Southerly parallel to the East line of said Section 7, 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeasterly line of Drain Canal No. 8 to the Westerly right-of-way line of the County Road; thence Northerly along the West right-of-way line of the County Road to a point that lies South 200 feet from the Southerly right-of-way line of the railroad, thence Westerly parallel to the southerly right-of-way of the railroad, a distance of 218 feet; thence North 60.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

A strip of land 55 feet in width, being 27.5 feet on either side of the following described centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet north of the South line of the SE1/4NE1/4 of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line of the West right of way line of Malone Rd.

TOGETHER WITH that portion of the East 46 feet of the South 105 feet of the SE1/4 NE1/4 of said Section 7 lying outside the right of way of Malone Road.

SAVING AND EXCEPTING THEREFROM any portion thereof in any canals, roads or highways as per approved Property Line Adjustment 5-99.

ALSO EXCEPTING THEREFROM all that portion conveyed to Basin Firelitter and Chemical Co., LLC by Warranty Deed recorded May 27, 2021 as Instrument No. 2021-008458

ALSO EXCEPTING a tract of land described as follows: Beginning at the East Quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7, 157.5 feet; thence Westerly parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of drain Canal No. 8; thence Northwesterly along said Northeasterly right-of-way line to the said Southerly right-of-way line of the South Pacific Railroad; thence Easterly along said Southerly right-of-way line to the true point of beginning.

AND ALSO EXCEPTING a tract of land situated in the SE1/4NE1/4, more particularly described as follows: Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right-of-way line of the Southern Pacific Railroad; thence Westerly along said right-of-way line 218 feet; thence Southerly parallel to the East line of said Section 7, 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right-of-way line of said railroad to the Northeasterly right-of-way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeasterly line of Drain Canal No. 8 to the Westerly right-of-way line of the County Road; thence Northerly along the West right-of-way line of the County Road to a point that lies South 200 feet from the Southerly right-of-way line of the railroad, thence Westerly parallel to the southerly right-of-way of the railroad, a distance of 218 feet; thence North 60.5 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the SE1/4NE1/4 of Section 7, Township 41 South, Range 11 East of the Willamette Meridian, being more particularly described as follows:

A strip of land 55 feet in width, being 27.5 feet on either side of the following described centerline: Commencing at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7 416.7 feet to the Southerly right of way line of Southern Pacific Railroad; thence Westerly along said right of way line to the Easterly right of way line of U.S.B.R. Drain No. 8; thence continuing Westerly along said Southern Pacific Railroad right of way line 27.5 feet to the true point of beginning of this description; thence Southerly parallel to the East line of said Section 7 to a point 27.5 feet north of the South line of the SE1/4NE1/4 of said Section 7; thence Easterly 27.5 feet distant from and parallel to said South line of the West right of way line of Malone Rd.

TOGETHER WITH that portion of the East 46 feet of the South 105 feet of the SE1/4 NE1/4 of said Section 7 lying outside the right of way of Malone Road.

SAVING AND EXCEPTING THEREFROM any portion thereof in any canals, roads or highways as per approved Property Line Adjustment 5-99.

ALSO EXCEPTING THEREFROM all that portion conveyed to Basin Firelitter and Chemical Co., LLC by Warranty Deed recorded May 27, 2021 as Instrument No. 2021-008458