

Recording Requested By  
And When Recorded Mail To:  
GP Klamath Farmland Land, LLC  
14271 Jeffrey Road, Suite 315  
Irvine, CA 92620  
Attention: Mike Etchandy

Mail Tax Statements to the Following Party; if  
no Party Shown, Mail as Directed Above:

GP Klamath Farmland Land, LLC  
14271 Jeffrey Road, Suite 315  
Irvine, CA 92620  
Attention: Mike Etchandy

Space Above this Line Is For Recorder's Use

### STATUTORY WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, AUDRIC ENTERPRISES, INC., a California corporation, PACIFIC-AG SUPPLIES, INC., a California corporation, FINN R. JACOBSEN, TRUSTEE, or his successors in interest, of the FINN R. JACOBSEN TRUST DATED JANUARY 20, 2022 (collectively, the "Grantor"), hereby conveys and warrants to GP KLAMATH FARMLAND LAND, LLC, a Delaware limited liability company ("Grantee"), the real property in the County of Klamath, State of Oregon, described in Exhibit A attached hereto and made a part hereof, together with (a) all improvements owned by Grantor and located on the Property and all fixtures contained in any such improvements, and (b) any and all easements, rights-of-way, privileges, rights and appurtenances benefiting, appertaining or belonging to the Property, including, without limitation, any and all streets and roads abutting the Property, riparian rights, water or water rights and stock evidencing any such water rights, and/or oil, gas or other minerals laying under the Property and all crops thereon (the "Property").

The Property is being sold subject to: (a) a lien for real property taxes and assessments not then delinquent; and, (b) all matters of record.

Dated: August 5, 2023.

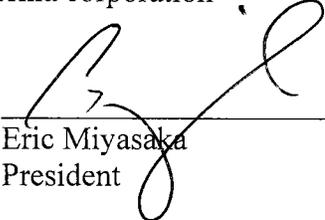
[Signature Page Follows]

[Klamath Farm]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR**

**AUDRIC ENTERPRISES, INC.,**  
a California corporation

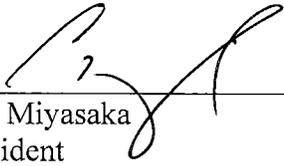
By:   
Name: Eric Miyasaka  
Title: President

[Additional Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR**

**PACIFIC-AG SUPPLIES, INC.,**  
a California corporation

By:   
Name: Eric Miyasaka  
Title: President

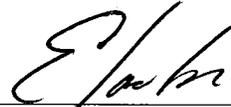
[Additional Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR**

**THE FINN R. JACOBSEN TRUST DATED  
JANUARY 20, 2022,**

By: \_\_\_\_\_



Name: Eric Jacobsen

Title: Successor Trustee

[Notary Page Follows]

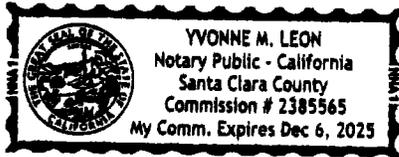
**CALIFORNIA ACKNOWLEDGMENT**

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 August 5, 2023 before me, Yvonne M. Leon, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Eric Jacobsen  
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 Yvonne M. Leon  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

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: \_\_\_\_\_

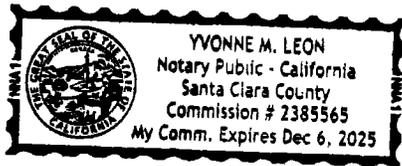
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State of California }  
County of Santa Cruz }  
On August 5, 2023 before me, Yvonne M. Leon, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Eric Miyasaka  
Name(s) of Signer(s)

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.

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Signature Yvonne M. Leon  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

EXHIBIT "A"

592353AM

PARCEL A: (4111-00800-01700)

Government Lot 6 of Section 8, Township 41 South, Range 11 East, of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Malone Road.

PARCEL B: (3811-00000-02800; 3811-00000-02900; 3811-00000-3000)

The S1/2 of the NW1/4 and the N1/2 of the SW1/4, Section 23, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL C: (3811-V1200-00500; 3811-00700-00602)

Parcel 2 of Land Partition 22-94 being a portion of Parcel 1 of Minor Land Partition 79-134, situated in Government Lots 2 and 3 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, and the SE1/4 NE1/4 and NE1/4 SE1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL D: (3811-V1200-00400)

The S1/2 NW1/4, SW1/4 NE1/4 Section 12, Township 38 South Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM any portion of Bliss Road.

PARCEL E: (3811-V1200-00600, 3811-V1300-00200)

The SW1/4, W1/2 SE1/4 and the SE1/4 SE1/4 of Section 12, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT a portion in the SE1/4 SE1/4 for right of way of Highway 140.

AND

The N1/2 N1/2, Section 13, Township 38 South, Range 11, 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion of the N1/2 NE1/4 Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which lies Easterly and Southeasterly of the Klamath Falls-Lakeview Highway.

PARCEL F: (4111-01700-00200, 4111-01700-00201, 4111-01600-00400

Unsurveyed Parcels 1 and 2 of Land Partition 26-99 situated in Section 17 and NW1/4 of Section 16, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL G: (4111-01700-00100, 4111-00900-00600, 4111-00800-01500, 4111-00800-01400)

Parcel 3 of Land Partition 13-89, situated in Sections 8, 9, 16, and 17, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as adjusted by Boundary Line Agreement recorded in M90, page 1782, Records of Klamath County, Oregon, as adjusted by Boundary Line Agreement recorded in M90, page 1762, Microfilm Records of Klamath County, Oregon.