

RECORDING REQUESTED BY:



300 Kalamath Avenue
Klamath Falls, OR 97601

GRANTOR'S NAME:

Raven Canyon Enterprise LLC, an Oregon limited liability
company

GRANTEE'S NAME:

Highway Travel Center LLC, an Oregon limited liability
company

AFTER RECORDING RETURN TO:

Order No.: 36262302835-CW

Highway Travel Center LLC, an Oregon limited liability
company
12839 SE 227th ST
Kent, WA 98031

SEND TAX STATEMENTS TO:

Highway Travel Center LLC, an Oregon limited liability
company
12839 SE 227th ST
Kent, WA 98031

19777 Highway 97 S, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Raven Canyon Enterprise LLC, an Oregon limited liability company, Grantor, conveys and warrants to Highway Travel Center LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,200,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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

Recorded By Ameri Title 605932 AM

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-21-2023

Raven Canyon Enterprise LLC, an Oregon limited liability company

BY:

Cynthia Thompson
Cynthia Thompson, Member

BY:

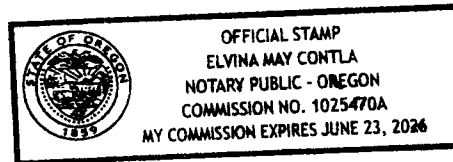
Michael Thompson
Michael Thompson, Member

State of Oregon
County of Klamath

This instrument was acknowledged before me on 12/21/2023 by Cynthia Thompson, as Member for Raven Canyon Enterprise LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 6/23/26



State of Oregon
County of Klamath

This instrument was acknowledged before me on 12/21/2023 by Michael Thompson, as Member for Raven Canyon Enterprise LLC, an Oregon limited liability company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 6/23/26

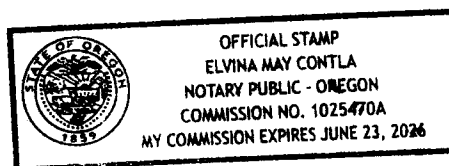


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A piece or parcel of land situate in portions of Government Lots 2 and 4 and the SE1/4 NW1/4 all in Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the meander corner of the 1858 Meander Line, common to Sections 27 and 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 15°58'10" East 174.6 feet to a point on the Southeasterly right of way line of U.S. Highway 97 as the same is presently located and constructed; thence South 32°22' West along said Southeasterly highway right of way line 668.75 feet to an O.S.H.D. brass disc monument; thence continuing South 32°22' West along said highway right of way 1163.20 feet to the true point of beginning of this description; thence South 57°38' East 260.00 feet to a point; thence South 30°34'50" West 1284.01 feet to a point; thence South 32°22' West 44.23 feet to a point; thence North 62°18'20" West 301.02 feet to a point on the Southeasterly right of way line of said U.S. Highway 97; thence North 32°22' East 1352.14 feet to the true point of beginning.

PARCEL 2:

A parcel of land lying in the NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, the said parcel being described as follows:

Beginning on the Southwesterly line of Lot 75 of the Townsite of Worden at a point 80.05 feet Northwesterly (when measured along said Southwesterly line) from the center line of the Dalles-California Highway; thence Southeasterly along said Southwesterly line to a line which is parallel with and 50 feet Northwesterly of said center line; thence Southwesterly parallel with and 50 feet Northwesterly of said center line to the South line of said NW1/4; thence West along said South line to the Northwesterly line of that property designated as Parcel 2 and described in that deed to Klamath County, recorded in Book 101 at page 470, Deed Records of Klamath County, Oregon; thence Northeasterly along said Northwesterly line to the most Northerly corner of said property; thence Northeasterly in a straight line to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of vacated McCullough Street.

PARCEL 3:

A portion of the SE1/4 NW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of a tract of land conveyed to Donald G. Mathis and Klara M. Mathis also known as Klara Mathis, husband and wife by Deed recorded June 19, 1978 in Book M78, page 12959, Microfilm Records of Klamath County, Oregon; thence Southwesterly along the Westerly line of the property conveyed in Deed Volume M78, page 12959, to the South line of the NW1/4 of said Section 34; thence Westerly a distance of 118.3 feet, more or less, to the Southeasterly right of way line of the Southern Pacific Railroad property; thence Northeasterly along the Southeasterly boundary of said railroad right of way 488.8 feet, more or less, to the Northerly line of McCullough Street in the plat of Worden, now vacated; thence Southeast along the North line of said McCullough Street, now vacated to the point of beginning.

EXCEPT THEREFROM the Northerly 30 feet of McCullough Street, now vacated.

EXHIBIT "B"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

1. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: March 22, 1940
Volume: 128, page 65
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: December 9, 1941
Volume: 143, page 149
14. Limited access provisions contained in Deed from the State of Oregon, by and through its Department of Transportation, Highway Department, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, including the terms and provisions contained therein
Recorded: March 30, 1978
Volume: M78, page 6020
Correction: June 19, 1978
Volume: M78, page 12959
5. Order No. 99-081, including the terms and provisions thereof,
Recorded: June 11, 1999
Volume: M99, page 782