Klamath County, Oregon 01/09/2024 08:09:02 AM

Fee: \$87.00

After Recording Mail To: Tax Statements Mailed To: Phoenix Capital Group 18575 Jamboree Road, Suite 830 Irvine, CA 92612

## **QUIT CLAIM DEED**

AGWEST FARM CREDIT, FLCA, formerly known as Northwest Farm Credit Services, FLCA, with its principal place of business at 2001 South Flint Road Spokane, WA 99224 ("Grantor") hereby conveys and quit claims to PHOENIX CAPITAL GROUP HOLDINGS, LLC, with its principal place of business at 18575 Jamboree Road, Suite 830, Irvine, CA 92612 ("Grantee"), all of Grantor's right, title and interest in and to ALL MINERAL AND ROYALTY INTERESTS, of every kind and nature, previously except and reserved by Grantor, or its predecessors in title, subject to mineral leases, if any, in or under the following described real estate in Klamath County, State of Oregon.

## See Exhibit "A"

Containing: 5.93 acres, more or less

This Deed incorporates by reference the representations and warranties, associated limitations and disclaimers, and indemnity obligations made and agreed to in the Purchase and Sale Agreement dated June 19, 2023, and any amendments thereto, between Grantor and Grantee ("Agreement"). In the event of a conflict between any provision of this Deed and any provision of the Agreement, the provisions of the Agreement shall control.

EXECUTED this <u>M</u> day of <u>December</u>, 2023, but effective on the 1<sup>st</sup> day of April, 2023.

GRANTOR: AGWEST FARM CREDIT, FLCA

By: Tom Nakano

Its: EVP - Chief Financial Officer

THIS DOCUMENT IS RECORDED
AS A COURTESY ONLY
FIRST AMERICANTITLE INSURANCE CO.
ASSUMES NO LIABILITY FOR
SUFFICIENCY, VALIDITY OR ACCURACY

STATE OF Washington )

) ss

COUNTY OF Spokane )

otary Public for the State of Washington

My commission expires: 08/12/2025

## Exhibit "A" to Quit Claim Deed

This list is intended to convey all of the mineral and royalty interests owned by Grantor in the stated County and State. Errors within or omissions from this list will not defeat the conveyance or the erroneous or omitted interest. Any errors or omissions may be corrected by Correction Deed or Correction Instrument of either party.

State: Oregon County: Klamath

Twp	Range	Sec	Legal Description	Gross Acres	Net Acres	Decimal Interest	Туре
0408	009E	04	PART OF THE NE4NE4 DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" REBAR ON THE SECTION LINE BETWEEN SECTIONS 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 3 & 4, SAID TOWNSHIP AND RANGE AND SECTIONS 33 AND 34, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERDIAN BEARS NORTH 0 DEGREES 54 MINUTES 43 SECONDS WEST 30 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST 590 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 4, TO A 5/8" REBAR; THENCE SOUTH 0 DEGREES 54 MINUTES 43 SECONDS EAST 438 FEET TO A 5/8" REBAR; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 590 FEET TO A 5/8" REBAR ON THE SECTION LINE BETWEEN SECTIONS 3 AND 4, SAID TOWNSHIP AND RANGE; THENCE NORTH 0 DEGREES 54 MINUTES 43 SECONDS WEST 438 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. BEARINGS BASED ON SURVEY NO. 2672.	5.93	2.97	0.500000	MINERAL