

AFTER RECORDING, RETURN TO:  
Sand Creek Ranch Klamath LLC  
PO Box 5027  
Larkspur, CA 94977

UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:  
Sand Creek Ranch Klamath LLC  
PO Box 5027  
Larkspur, CA 94977

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**STATUTORY WARRANTY DEED**

Richard T. Thieriot, as Trustee of The Richard and Angelica Thieriot Family Trust, under Revocable Trust Agreement dated December 5, 2001, as amended ("Grantor"), conveys and warrants to Sand Creek Ranch Klamath LLC, an Oregon limited liability company, the real property located in Klamath County, Oregon, and described on the attached Exhibit A (the "Property"), free of any deeds of trust, mortgages, liens, and other encumbrances except as specifically set forth herein, subject to the matters shown on attached Exhibit B.

The true consideration for this conveyance is Three Million and 00/100 Dollars (\$3,000,000.00).

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.

[Signature and Acknowledgment on following pages]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of this 20th day of February, 2024.

**SELLER:**

**The Richard and Angelica Thieriot Family  
Trust, under Revocable Trust Agreement  
dated December 5, 2001, as amended**

By:

  
Richard T. Thieriot, Trustee

Date: 2/15, 2024

[Acknowledgements follow]

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 SAN FRANCISCO } ss.

On 02-15-2024, 2024, before me, MA S. OO, NOTARY PUBLIC personally appeared Richard T. Thieriot, as Trustee of The Richard and Angelica Thieriot Family Trust, under Revocable Trust Agreement dated December 5, 2001, as amended, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 MA S. OO (Seal)  
MA S. OO, NOTARY PUBLIC

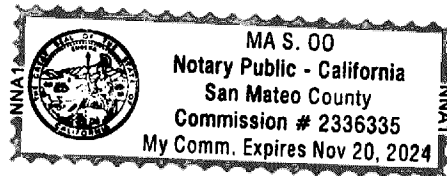


EXHIBIT A  
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Township 32 South, Range 11 East of the Willamette Meridian

Section 5: S1/2 S1/2 SW1/4

Section 6: E1/2 SE1/4, E1/2 NW1/4 SE1/4

Section 7: N1/2 NE1/4 NE1/4, E1/2 SE1/4 SE1/4

Section 8: NW1/4, SW1/4

Section 17: The Northerly 30 feet of the N1/2 NW1/4 lying Westerly of Williamson River

Section 18: NE1/4 NE1/4, SE1/4 NE1/4, E1/2 SW1/4 NE1/4, W1/2 SE1/4, N1/2 NE1/4 SE1/4, N1/2 S1/2 NE1/4 SE1/4

Section 19: NW1/4 NE1/4

## EXHIBIT B

### TO STATUTORY WARRANTY DEED

#### PERMITTED EXCEPTIONS

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
2. Potential additional tax liability, due to the removal of the herein described land from special use assessment.  
Code No. 072 Account No. 811474 Map No. 3211-00000-00400  
Amount: \$19.82

The additional tax will not be levied unless the actual use of the land is changed.

3. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
4. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber
5. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing
6. City liens, if any, of the City of Chiloquin.
7. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Williamson River and its tributaries, and Haystack Draw and Sand Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Williamson River and its tributaries, and Haystack Draw and Sand Creek.

All matters arising from any shifting in the course of Williamson River and its tributaries, and Haystack Draw and Sand Creek including but not limited to accretion, reliction and avulsion.

8. Intentionally Deleted.
9. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: November 24, 1958  
Volume: 306, page 571
10. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: March 22, 1976  
Volume: M76, page 4031
11. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,  
Recorded: December 28, 1984  
Volume: M84, page 21616

12. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: December 28, 1984

Volume: M84, page 21622

13. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,

Recorded: December 28, 1984

Volume: M84, page 21628

14. Conservation Restrictive Covenant, including the terms and provisions thereof,

Recorded: December 28, 1984

Volume: M84, page 21636

15. Agreement, including the terms and provisions thereof,

Recorded: December 28, 1984

Volume: M84, page 21645

16. Telephone Easement, including the terms and provisions thereof,

Recorded: December 28, 1984

Instrument No.: M84, page 21651