

After recording return to:

1301 W. Long Lake Road, Suite 250
Troy, Michigan 48098
Attention: Henry Wineman, Esq.

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

Colvin Oil I, LLC
2520 Foothill Blvd.
Grants Pass, Oregon 97526

BARGAIN AND SALE DEED

The true consideration for this conveyance consists of other property or other value given or
promised which is the whole consideration.

Colvin Stations, Inc., an Oregon corporation winding up its affairs, the Grantor, conveys to
Colvin Oil I, LLC, an Oregon limited liability company, the Grantee, the following described real
property located in Klamath County, Oregon:

THE SOUTHERLY 80 FEET OF LOTS 3 AND 4, BLOCK 65, BUENA VISTA ADDITION TO THE
CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. SAVING AND
EXCEPTING A STRIP OF ONE FOOT IN WIDTH OFF THE EASTERLY END OF SAID PREMISES
HERETOFORE CONVEYED BY THE KLAMATH COUNTY DEVELOPMENT CO. TO THE CITY
OF KLAMATH FALLS, OREGON, FOR STREET PURPOSES BY DEED RECORDED IN BOOK 46
AT PAGE 155, DEED RECORDS OF KLAMATH COUNTY, OREGON. AND LOTS 5 AND 6, BLOCK
65, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH
COUNTY, OREGON. EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT A 1/2" IRON
PIN MARKING THE SOUTHWEST CORNER OF SAID BLOCK 65; THENCE NORTH 140.10 FEET
TO A 1/2" IRON PIN; THENCE EAST 88.26 FEET TO A 1/2" IRON PIN; THENCE EAST 6.74 FEET
TO A 1/2" IRON PIN; THENCE SOUTH 140.10 FEET TO A 1/2" IRON PIN; THENCE WEST 6.74
FEET TO A 1/2" IRON PIN; THENCE WEST 88.26 FEET TO THE POINT OF BEGINNING.

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: January 23, 2024

Grantor:

Colvin Stations, Inc., an Oregon corporation

By: _____

Lane Colvin, President

STATE OF OREGON)
) ss.
County of Deschutes)



This Bargain and Sale Deed was acknowledged before me on January 23, 2024 by Lane Colvin as President of Colvin Stations, Inc.

Notary Public for Oregon
My Commission Expires: 5/30/27