

MAIL TAX STATEMENTS TO:

H&S Energy Venture Group, LLC
2860 N. Santiago Blvd.
Orange, CA 92687
Attention: Moe Haris

AFTER RECORDING RETURN TO:

H&S Energy Venture Group, LLC
2860 N. Santiago Blvd.
Orange, CA 92687
Attention: Moe Haris

STATUTORY BARGAIN AND SALE DEED

Colvin Oil I, LLC, an Oregon limited liability company, "**Grantor**," does hereby convey to **H&S Energy Venture Group, LLC**, a Delaware limited liability company, "**Grantee**," the real property further described in **Exhibit "A,"** which is attached hereto and incorporated herein.

The true and actual consideration paid for this conveyance is Five Million Seven Hundred Twenty Thousand Eight Hundred Fifty Three and NO/100 Dollars (\$5,720,853.00).

The following is the notice as required by Oregon law: "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 PAGE TO FOLLOW]

Dated this 14 day of March, 2024.

GRANTOR:

COLVIN OIL I, LLC, AN OREGON LIMITED LIABILITY
COMPANY

By: 

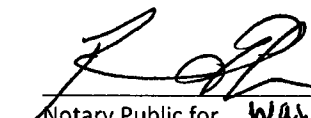
Name: M.J. Castelo

Title: Manager

State of Michigan)
) ss.
County of Wayne)
Acting in Oakland

On this 14 day of March, 2024, personally appeared M.J. Castelo, as the Manager on behalf of Colvin Oil I, LLC, an Oregon limited liability company, who being duly sworn, did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me:

 Brandon S. Thompson
Notary Public for Wayne County
My Commission Expires: 2/17/29
Brandon S. Thompson
Acting in Oakland County

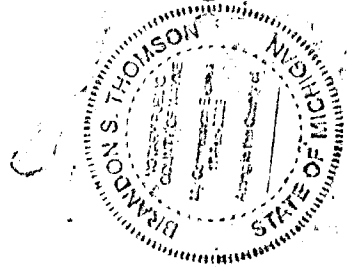


Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

PARCEL I:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF SOUTH RIGHT-OF-WAY LINE OF SOUTH 6TH STREET WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE U.S.R.S. DRAIN; THENCE NORTHWESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 6TH STREET 130 FEET TO POINT "X", THE TRUE POINT OF BEGINNING; THENCE SOUTH 29° 08' EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S.R.S. DRAIN TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OREGON-CALIFORNIA AND EASTERN RAILROAD RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY TO ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ALTAMONT DRIVE; THENCE NORTHERLY AND EASTERLY ALONG THE RIGHT-OF-WAY LINE OF ALTAMONT DRIVE AND SOUTH 6TH STREET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED MAY 6, 1946 IN VOLUME 188, PAGE 382.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED APRIL 17, 2013 IN 2013-004072.

PARCEL II:

EASEMENT FOR INGRESS AND EGRESS SET FORTH IN INSTRUMENT RECORDED APRIL 28, 1969 IN VOLUME M69, PAGE 3099, OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE ABOVE POINT "X"; THENCE SOUTH 29° 08' EAST PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S.R.S. DRAIN A DISTANCE OF 55 FEET; THENCE NORTH TO A POINT ON THE SOUTH LINE OF SOUTH 6TH STREET, SAID POINT BEING EASTERLY 23 1/2 FEET FROM THE TRUE POINT OF BEGINNING; THENCE WEST 23 1/2 FEET TO THE TRUE POINT OF BEGINNING.