

MAIL TAX STATEMENTS TO:

HASCO Holdings, LLC
2860 N. Santiago Blvd.
Orange, CA 92687
Attention: Moe Haris

AFTER RECORDING RETURN TO:

HASCO Holdings, 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 **HASCO Holdings, LLC**, a California 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 Four Hundred Fifteen Thousand Seventeen and NO/100 Dollars (\$415,017.00).

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

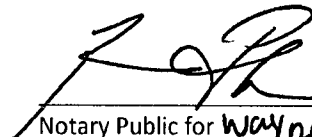
Title: Manager

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. Thomson
Notary Public for Wayne County
My Commission Expires: 2/17/29

Brandon S. Thomson
Acting in Oakland County

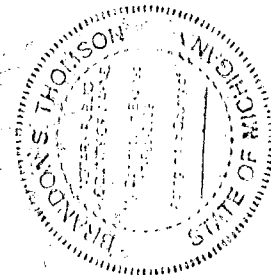


Exhibit A

Legal Description

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

PARCEL 1

A PARCEL OF LAND SITUATED IN BLOCK 65, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: 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.

PARCEL 2

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.