

AFTER RECORDING, RETURN TO:

Stoel Rives LLP
Attn: Ben Criswell
760 SW Ninth Ave, Suite 3000
Portland, Oregon 97205

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Red Lodge LLC
2121 NW Thurman Street
Portland, OR 97210

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

EC COMPANY, an Oregon corporation, fka **EAST SIDE ELECTRIC, INC.**,
“**Grantor**”, conveys and warrants to **RED LODGE LLC**, an Oregon limited liability company,
“**Grantee**”, the real property described on Exhibit A attached hereto, free of encumbrances
except those of record as of the date of this Statutory Warranty Deed.

The consideration for this conveyance is value other than money, the receipt of which is
hereby acknowledged. Other property or value was either part or the whole consideration for this
conveyance.

**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 Follows]

**EXHIBIT A
TO
STATUTORY WARRANTY DEED**

Real Property Description

All that real property in the County of Klamath, State of Oregon, described as follows:

BLOCK 4, LOT 7 AND BLOCK 5, LOT 3 OF BELLA VISTA SUBDIVISION TRACT 1235,
IN THE COUNTY OF KLAMATH, STATE OF OREGON.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed this 25th day of June, 2024.

GRANTOR:

EC COMPANY,
an Oregon corporation

By: Robert S Ball
Name: Robert S. Ball
Title: Authorized Person

STATE OF OREGON)
)ss.
County of Multnomah)

This record was acknowledged before me on June 25, 2024 by Robert S. Ball, as Authorized Person of EC COMPANY, an Oregon corporation.

Shari Lynn Young
Notary Public for Oregon
My Commission Expires: 8/26/2024

