



2024-005868
Klamath County, Oregon
07/09/2024 10:22:02 AM
Fee: \$117.00

THIS SPACE RESERVED FOR RECORDER

After recording return to:
Masami Foods Inc., an Oregon Corporation
5222 Tingley LN
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Masami Foods Inc., an Oregon Corporation
5222 Tingley LN
Klamath Falls, OR 97601
File No. 625890AM

STATUTORY WARRANTY DEED

NuVista LP, a Delaware Limited Partnership,

Grantor(s), hereby convey and warrant to

Masami Foods Inc., an Oregon Corporation,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

**The consideration paid for the transfer is \$5,817,330.00, PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

2024-2025 Real Property Taxes, a lien not yet due and payable

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 this 30th day of July, 2024

NuVista LP, a Delaware limited partnership

By: [Signature]
Michael Wallace, Chief Financial Officer

State of California } ss
County of _____ }

On this _____ day of March, 2024, before me, _____ a Notary Public in and for said state, personally appeared _____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of California
Residing at: _____
Commission Expires: _____

See attached

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 Tehama

) ss. *Attached to
Warranty Deed*

On 7/3/24 before me,

Notary Public personally appeared B MCKIM

MICHAEL WALLACE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 *[Signature]*

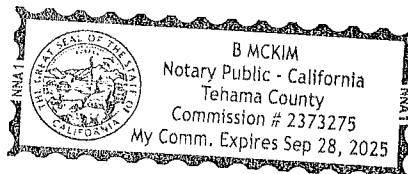


EXHIBIT "A"

All the following described real property situated in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Section 27: SE1/4 of the NE1/4

Section 27: SW1/4 of the NE1/4

Section 21: S1/2 of the N1/2 of the NE1/4; S1/2 of the NE1/4; SE1/4; SE1/4 of the NW1/4; SE1/4 of the SW1/4; All that portion of the NE1/4 of the SW1/4; lying East of the center of the main channel of the Sycan River.

Section 22: All

Section 23: W1/2 of the W1/2 and all that portion of the NW1/4 of the NE1/4 and E1/2 of the NW1/4 lying Westerly of the Westerly right of way line of Indian Service Road S-65.

Section 26: W1/2 of the NW1/4; W1/2 of the W1/2 of the SW1/4

Section 27: W1/2; N1/2 of the NE1/4; N1/2 of the SE1/4; SW1/4 of the SE1/4; E1/2 of the SE1/4 of the SE1/4

Section 28: N1/2 of the NE1/4

Section 35: N1/2 of the NW1/4 of the NW1/4; N1/2 of the S1/2 of the NW1/4 of the NW1/4; SAVING AND EXCEPTING a tract of land situated in the NW1/4 of the NW1/4 of Section 35 Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Northerly line of the Godowa Springs Road, said point being North 11° 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58° 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8 inch iron pin; thence North a distance of 104.00 feet to a 5/8 inch iron pin in a fence line; thence South 82° 18' West along said fence line a distance of 192.83 feet to a 5/8 inch iron; thence South a distance of 196.95 feet, more or less, to the point of beginning. The bearings of the above described tract of land are based on the survey maps by Smith & Westvold, Engineering & Surveying, as recorded in the office of the Klamath County Surveyor on February 27, 1961, and September 19, 1962