



After recording return to:
Silver Starr LLC
3635 Montana Ave
Billings, MT 59101

Until a change is requested all tax
statements shall be sent to the
following address:
Silver Starr LLC
3635 Montana Ave
Billings, MT 59101

File No.: NCS-1214352-OR1 (WW)
Date: October 03, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

HWN-KF'S-Antarctica, LLC, an Oregon limited liability company, Grantor, conveys and warrants to **Silver Starr LLC, a Wyoming limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to: See Exhibit B attached

The true consideration for this conveyance is **\$1,195,000.00**. (Here comply with requirements of ORS 93.030)

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

APN: 527923

Statutory Warranty Deed
- continued

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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 10th day of October, 2024.

KF-Antarctica, LLC, an Oregon limited liability company

By: Matthew R. Wendt

Name: Matthew R. Wendt

Title: Manager

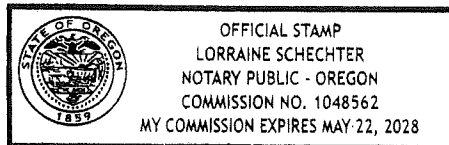
STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 10th day of October, 2024 by Matthew R. Wendt as Manager of KF-Antarctica, LLC, on behalf of the limited liability company.

L. Schechter

Notary Public for Oregon

My commission expires: 5/22/2028



APN: **527923**

Statutory Warranty Deed
- continued

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(WW)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 13, 14, AND 15 IN BLOCK 4 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH VACATED MARYLAND AVENUE (FORMERLY TAPPEN AVENUE) ADJACENT THERETO.

APN: **527923**

Statutory Warranty Deed
- continued

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Exhibit "B"

1. Taxes for the fiscal year 2024-2025 a lien due, but not yet payable.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Covenants, conditions and restrictions contained in Deed.
Executed by: W. L. Arvin
Recorded: May 08, 1929
Recording Information: Volume 87, Page 162
Affects: Lots 8-17, both inclusive, Block 4 and Lots 10-15, both inclusive in Block 5 First Addition to Altamont Acres, according to the duly recorded maps and plats of said First Addition on file in the office of the County Clerk of Klamath County, Oregon

As Follows:

Except right of way, if any, heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District

5. Easements for existing public utilities in vacated street areas.
6. Unrecorded leases or periodic tenancies, if any.