

**2024-009664**

**Klamath County, Oregon**

11/05/2024 01:39:01 PM

Fee: \$107.00

**AFTER RECORDING, RETURN TO AND SEND TAX STATEMENTS TO:**

Knife River Corporation  
1150 West Century Avenue  
Bismarck, North Dakota 58503

**STATUTORY SPECIAL WARRANTY DEED**

BEARCAT TRANSPORTATION, LLC, an Oregon limited liability company, with an address of 801 Main Street, Vancouver, WA 98660 ("Grantor"), conveys and specially warrants to KENT'S OIL SERVICE, a California corporation, whose address is 1150 West Century Avenue, Bismarck, North Dakota 58503 ("Grantee"), the following described real property free of encumbrances created or suffered by Grantor, except as specifically set forth on Exhibit B attached hereto:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is **\$692,580**. (Here comply with requirements of ORS 93.030)

Dated as of October 30, 2024, and delivered and made effective as of November 2, 2024.

(signature pages follow)

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 30<sup>th</sup> day of October, 2024.

**Grantor**

BEARCAT TRANSPORTATION, LLC,  
an Oregon limited liability company

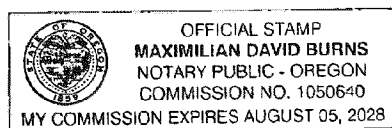
By: Albina Holdings, Inc., Manager

By: [Signature]  
Name: Gregory Scott Ainsworth  
Title: President

STATE OF Oregon  
COUNTY OF Multnomah

} ss.

The foregoing instrument was acknowledged before me on this 30<sup>th</sup> day of October, 2024, by Gregory Scott Ainsworth, as President of Albina Holdings, Inc., the manager of Bearcat Transportation, LLC, an Oregon limited liability company, who acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, and on oath stated that they were duly authorized to execute such instrument.



[Signature]  
Printed Name: Maximilian David Burns  
Notary Public in and for the State of Oregon

**EXHIBIT A**  
Legal Description

Parcel 1: N/A

Parcel 2:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00° 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet to the point of beginning.

Parcel 3:

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point that is East a distance of 30 feet and North 00° 34' West a distance of 398.00 feet from the Southwest corner of the NW 1/4 NW 1/4; thence East 622.3 feet to the point of beginning; thence North 00° 34' West parallel to the East line of Washburn Way 350 feet; thence East 210.43 feet; thence South 350 feet; thence West 204.28 feet to the point of beginning.

Parcel 4:

A tract of land situated in the NW1/4NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that tract of land described as Parcel 2 in Deed Volume M84, page 10355, from which the Southwest corner of the NW1/4 NW1/4 of said Section 10 bears West 622.3 feet, South 00° 34' East 398.0 feet and West 30 feet; thence North 00° 26' 25" East 350.06 feet to the Northwest corner of said Parcel 2; thence North 89° 33' 43" West 25.68 feet to the Southerly extension of the centerline of Broadmore Street, which bears North 00° 09' 48" East; thence South 00° 09' 48" West 350.05 feet to a point on the South line of that tract of land described in Deed Volume M86, page 6690; thence South 89° 32' 51" East 23.99 feet to the point of beginning.

Parcel 5:

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the Southerly extension of Broadmore Street said point being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet, South 89° 06' 00" East 594.46 feet and South 00° 09' 48" West 366.27 feet from the Northwest corner of said Section 10; thence continuing South 00° 09' 48" West 193.69 feet to a point on the North line of that tract of land described as Parcel 2 in Deed Volume M84, page 10355 of the Klamath County Deed Records; thence South 89° 33' 43" East, along said North line, 25.68 feet; thence North 00° 09' 48" East 20.14 feet; thence along the arc of a curve to the left (Radius = 330.00 feet and Central Angle = 16° 49' 31") 96.91 feet; thence along the arc of a curve to the right (Radius Point bears North 73° 20' 17" East 270.00 feet and Central Angle 16° 49' 31") 79.29 feet to the point of beginning with bearings based on the recorded map of survey of MAJOR LAND PARTITION No. 79-37.

Parcel 6:

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 2 as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of the Southerly extension of Broadmore Street, said iron pin being South 89° 06' 00" East 64.11 feet, South 00° 02' 42" East 30.00 feet and South 89° 06' 00" East 594.46 feet from the Northwest corner of said Section 10; thence South 89° 06' 00" East, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to the 5/8 inch iron pin with cap; thence South 00° 54' 00" West 557.76 feet to a 5/8 inch iron pin; thence North 89° 33' 43" West 240.37 feet to a 5/8 inch iron pin with cap on the Easterly right of way line of said Southerly extension of Broadmore Street; thence, Northerly along said Broadmore Street extension, North 00° 09' 48" East 20.14 feet, along the arc of a curve to the left (central angel = 16° 49' 31" and radius = 330.00 feet) 96.91 feet, along the arc of a curve to the right (Central angle = 16° 49' 31" and radius = 270.00 feet) 79.29 feet, and North 00° 09' 48" East 366.25 feet to the point of beginning, with bearings being based on the recorded map of survey of said Major Land Partition.

ALSO

A tract of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Hilyard Avenue, 807.74 feet East of the intersection of the South line of Hilyard Avenue and the East line of Washburn Way; thence South 00° 26' 25" West 908.36 feet to a point; thence East 60.00 feet to a point; thence North 00° 26' 25" East 907.89 feet to a point on the South line of Hilyard Avenue; thence West 60.00 feet to the point of beginning.

LESS AND EXCEPT

A parcel of land situated in the NW1/4 NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point which lies 557.89 feet Southerly from the Southerly right of way line of Hilyard Avenue, said point being South 89° 33' 35" East 932.35 feet and South 00° 26' 25" West 587.89 feet from the Northwest corner of said Section 10; thence South 00° 26' 25" West 350.00 feet; thence West 60.00 feet; thence North 00° 26' 25" East 350.00 feet; thence South 89° 33' 35" East 60.00 feet to the point of beginning.

**EXHIBIT B**  
Encumbrances

1. The 2024-2025 Taxes: A lien not yet due or payable.
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp, an Oregon corporation  
Recorded: April 11, 2002  
Volume: M02, page 21536  
(Affects Parcel 6)
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: PacifiCorp  
Recorded: June 17, 2005  
Volume: M05, page 45525  
(Blanket)
4. Environmental Indemnification Agreement, including the terms and provisions thereof,  
Recorded: April 9, 2012  
Instrument No.: 2012-003623  
(Blanket)
5. Easement and Equitable Servitudes, including the terms and provisions thereof,  
Recorded: June 11, 2012  
Instrument No.: 2012-006298  
(Blanket)