

2024-010450

Klamath County, Oregon

12/03/2024 02:13:02 PM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

GreenPark Infrastructure (OR), LLC
c/o Davis Wright Tremaine LLP
Attn: Michael Karas
560 SW 10th Avenue, Suite 700
Portland, OR 97205

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

GreenPark Infrastructure, LLC
221 River Street, 9th Floor
Hoboken, NJ 07030

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

STATUTORY WARRANTY DEED

Donald Rajnus and Sharon Rajnus, Grantors, convey and warrant to GreenPark Infrastructure (OR), LLC, a Delaware limited liability company, Grantee, the real property described on Exhibit A attached hereto, free of encumbrances created or suffered by Grantors, except as set forth on Exhibit B attached hereto:

The true consideration for this conveyance is FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000.00).

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.

First American Title Insurance Company NCS-1214620

IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed this 26 day of November, 2024.

GRANTORS:

By: Donald Rajnus
Name: Donald Rajnus

By: Sharon Rajnus
Name: Sharon Rajnus

ACKNOWLEDGEMENT

STATE OF OREGON)
) ss.
County of Clatsop)

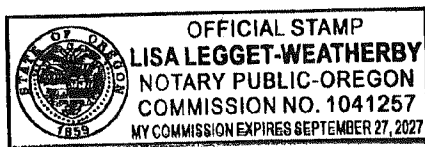
This instrument was acknowledged before me on this 26 day of November, 2024,
by Donald Rajnus.



Lisa Legget-Weatherby
Notary Public for Oregon
My Commission Expires: 9/27/2027

STATE OF OREGON)
) ss.
County of Clatsop)

This instrument was acknowledged before me on this 26 day of November, 2024,
by Sharon Rajnus.



Lisa Legget-Weatherby
Notary Public for Oregon
My Commission Expires: 9/27/2027

EXHIBIT A

Property Legal Description

PARCEL 2 OF LAND PARTITION 33-24, BEING A REPLAT OF PARCELS 1 AND 2 OF LAND PARTITION 110-06, SITUATED IN THE WEST 1/2 OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RECORDED AS DOC # 2024-009909.

EXHIBIT B

Permitted Exceptions

1. Memorandum of Lease and Easement for a Solar Energy Project by and between Don and Sharon Ranjus and Skysol, LLC, a Utah limited liability company, including terms and provisions thereof.
Recorded: January 15, 2019 as Document No. 2019-000430, of Klamath County Records
Modification and/or amendment by instrument:
Recording Information: July 13, 2020 as Document No. 2020-008484, of Klamath County Records
Modification and/or amendment by instrument:
Recording Information: June 02, 2022 as Document No. 2022-006950, of Klamath County Records
Modification and/or amendment by instrument:
Recording Information: November 30, 2023 as Document No. 2023-010278, of Klamath County Records.
2. Right of way, including terms and conditions contained therein:
Granted to: PacifiCorp, an Oregon corporation, its successors and assigns
Recorded: March 11, 2021
Recording Information: as Document No. 2021-003665, of Klamath County Records
3. 30 foot ingress and egress easement as shown on Land Partition 110-06.
4. Access and utility easement (40 feet wide) as shown on Land Partition 33-24.
5. Leasehold Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Skysol, LLC, a Utah limited liability company
Grantee/Beneficiary: Wilmington Trust, National Association
Trustee: Stewart Title Company
Amount: \$119,350,000.00
Dated: December 29, 2023
Recorded: December 29, 2023
Recording Information: as Document No. 2023-011092, of Klamath County Records
6. Financing Statement, indicating a Security Agreement
Debtor: Skysol, LLC
Secured Party: Wilmington Trust, National Association, as Collateral Agent
Recorded: January 02, 2024
Recording Information: as Document No. 2024-000051, of Klamath County Records
(Affects Leasehold Interest)
(Includes Additional Properties)