

2024-010451
Klamath County, Oregon
12/03/2024 02:13:02 PM
Fee: \$102.00

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

Gavin Rajnus, L.L.C., an Oregon limited liability company, Grantor, conveys and warrants 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 THREE MILLION SIX HUNDRED THOUSAND DOLLARS (\$3,600,000.00).

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.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed this 26 day of November, 2024.

GRANTOR:
GAVIN RAJNUS, L.L.C., an Oregon limited liability company

By: [Signature]
Name: D. Gavin Rajnus
Title: Manager

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of November, 2024, by D. Gavin Rajnus, as the manager of Gavin Rajnus, L.L.C., an Oregon limited liability company.

[Signature]
Notary Public for Oregon

My Commission Expires: 9/27/2027



EXHIBIT A

Legal Description of the Property

PARCEL 2 OF LAND PARTITION 32-24, BEING A REPLAT OF PARCEL 1 OF LAND PARTITION 59-21, LOCATED IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 40 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RECORDED AS DOC #2024-009910.

EXHIBIT B

Permitted Exceptions

1. Reservation of oil, gas, minerals, or other minerals, together with the right to prospect for, mine, and remove, including the terms and contained therein, in Deed from State of Oregon that is blanket in nature.
Recorded: April 25, 1962 in Volume 337, Page 95, Deed Records
2. Easement for irrigation purposes that is blanket in nature as reserved in instrument:
Recorded: April 25, 1962 in Volume 337, Page 95, Deed Records
3. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters.
Recorded: October 12, 1965
Recording Information: Volume M65, Page 2528
Grantee: Pacific Power & Light Company
4. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters.
Recorded: October 12, 1965
Recording Information: Volume M65, Page 2535
Grantee: Pacific Power & Light Company
5. Easements as shown on Land Partition 32-24.
6. Memorandum of Amended and Restated Lease and Easement for a Solar Energy Project by and between Gavin Rajnus, L.L.C., an Oregon limited liability company and Skysol, LLC, a Utah limited liability , including terms and provisions thereof.
Recorded: February 16, 2017 as Document No. 2017-001670, of Klamath County Records
Modification and/or amendment by instrument:
Recording Information: January 15, 2019 as Document No. 2019-000431, 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. 2023-010279, of Klamath County Records
7. Right of way, including terms and conditions contained therein:
Granted to: PacifiCorp
For: Power distribution and transmission lines
Recorded: March 11, 2021
Recording Information: as Document No. 2021-003664, of Klamath County Records
8. Easement, including terms and provisions contained therein:

Recording Information: October 05, 2021 as Document No. 2021-015036, of Klamath County Records
In Favor of: PacifiCorp, an Oregon corporation

9. Right of way, including terms and conditions contained therein:
Granted to: PacifiCorp, an Oregon corporation
Recorded: December 07, 2021
Recording Information: as Document No. 2021-018141, of Klamath County Records
10. Right of way, including terms and conditions contained therein:
Granted to: PacifiCorp, an Oregon corporation
Recorded: December 07, 2021
Recording Information: as Document No. 2021-018142, of Klamath County Records
11. Access Easement (for access to Habitat Mitigation Area), including terms and provisions thereof.
Grantor: Gavin Rajnus, LLC
Grantees: Skysol, LLC; The Klamath Lake Land Trust; Oregon Department of Fish and Wildlife
Recorded: December 20, 2023 as Document No. 2023-010880, of Klamath County Records
12. 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
13. 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)