

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Staunton Farms, L.P.
22217 Stateline Road
Malin, OR 97632

Until a change is requested all tax statements shall be
sent to the following address:

Staunton Farms, L.P.

SAIME AS ABOVE

File No. 658553AM

STATUTORY WARRANTY DEED

Winema Elevators LLC., a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

Staunton Farms, L.P., an Oregon Limited Partnership

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:

Parcel 1:

Situated in Klamath County, Oregon. All that certain piece or parcel of land situated lying and being in the SW1/4NW1/4 of Section 8, Township 41 South Range 11 East of the Willamette Meridian County of Klamath, State of Oregon, being a portion of the 18.236 acre parcel of land described in deed dated October 19, 1928, from Ned O'Connor, et ux., to Central Pacific Railway Company, recorded January 14, 1929 in Book 85 of Deeds, page 146, records of Klamath County more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 8: thence North along the West line of said NW1/4 of Section 8, a distance 316.7 feet to a point in the Southerly line of said 18.236 acre parcel of land described in said deed dated October 19, 1928, thence East along said Southerly line 525.3 feet to a point, said point being the actual point of beginning of the parcel of land to be described; thence North at right angles to said Southerly line of said 18.236 acre parcel of land, 100.00 feet to a point distant 50 feet Southerly at right angles, from the center of the main track of the Central Pacific Railway Company at or near Engineer Station 997-80; thence East parallel to said center line of the main track, 720 feet to a point distant 50 feet Southerly at right angles from said center line at Engineer Station 1005-00: thence South at right angles to last described course, 100 feet to a point in

The true and actual consideration for this conveyance is \$539,000.00

the Southerly line of the 18.236 acre parcel of land described in said deed dated October 19, 1928; thence West along said Southerly line 720 feet to the point of beginning.

Parcel 2:

A portion of the SW1/4NW1/4 of Section 8 Township 41 South Range 11 East of the Willamette Meridian, to wit: Beginning at a point in the Southerly line of said 18.236 acre parcel of land described in Deed Book 85 at page 146, Deed Records of Klamath County, Oregon distant North 49°50'20" East 491.07 feet from the Southwest corner of the said Northwest quarter of said Section 8, being also in a line that is parallel with and distant Easterly 375.30 feet, measured at right angles from the West line of said Section 8; thence North along said parallel line, 100.0 feet to a point distant 50 feet, Southerly measured at right angles, from the original located center line of main track of the Central Pacific Railway Company at Engineer's Station 996/30.0; thence East, along a line parallel with and distant Southerly 50 feet, measured at right angles from said original located center line of main track 150.0 feet to a point; thence South at right angles from last said parallel line 100.0 feet to a point in the said Southerly line of the land described in said deed; thence West along said Southerly line 150.0 feet to the point of beginning.

Parcel 3:

A tract of land situated in the SW1/4 NW1/4 of Section 8 Township 41 South Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 316.70 feet and East 375.30 feet from the Southwest corner of the NW1/4 of said Section 8, said point being South 150 feet from, measured at right angles to the centerline of, the Southern Pacific Railroad Main Track; thence South 45°00'00" East 108.89 feet to a point which is South 222 feet from, measured at right angles to the said centerline; thence East 431.80 feet; thence North 45°00'00" East 108.89 feet; thence West 585.80 feet to the point of beginning,

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

4111-00600-01400 A4
4111-00800-00900
4111-00800-01000
4111-00800-01100

The true and actual consideration for this conveyance is \$539,000.00.

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:

Real property taxes due, if any, but not yet 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: December , 2024

WINEMA ELEVATORS, LLC,

a California Limited Liability Company

By: Kruse Western Holdings, LLC, Its Manager

By: Kruse Western, LLC, Its Manager

By: Kruse Western Enterprises, LLC, Its Manager

By: Kruse Investment Company, Inc., Its Manager

By: 

Kevin Kruse, Its President

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)

) ss.

COUNTY OF ~~SANTA BARBARA~~ San Diego

On 12-16-2024, before me, MATHEW CURTO, a Notary Public, personally appeared Kevin Kruse, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.


Notary Public

