



2025-001638
Klamath County, Oregon
03/07/2025 08:28:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gold Dust Potato Processors, Inc., a California
Corporation
PO Box 830
Merrill, OR 97633

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

Gold Dust Potato Processors, Inc., a California
Corporation
PO Box 830
Merrill, OR 97633
File No. 663836AM

STATUTORY WARRANTY DEED

Staunton Farms Limited Partnership, an Oregon limited partnership,

Grantor(s), hereby convey and warrant to

Gold Dust Potato Processors, Inc., a California Corporation,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$4,010,000.00.

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:

SUBJECT TO: that certain DEED OF TRUST given as security for a debt and recorded as Instrument
No 2022-003382, Mortgage Records of Klamath County, Oregon, wherein Sheepy Side LLC, a Limited
Liability Company, Staunton Holdings LLC, a Limited Liability Company, and Staunton Farms Limited
Partnership, a Limited Partnership is the Grantor and Northwest Farm Credit Services, FLCA is the
Beneficiary, WHICH INDEBTEDNESS SECURED BY SAID TRUST DEED GRANTEE HEREIN
BY ACCEPTANCE OF THIS DEED ASSUMES AND CONVENANTS WITH THE GRANTOR
HEREIN TO FULLY PAY

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: March 10, 2025

Staunton Farms Limited Partnership

By: Staunton Farms, LLC, a California Limited Liability Company,
General Partner

By: S. M. Staunton
Sidney Marc Staunton, Member

State of Oregon } ss.
County of Klamath }

On this 10th day of March, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Sidney Marc Staunton known or identified to me to be the Member of Staunton Farms, LLC, as partner(s) of Staunton Farms Limited Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

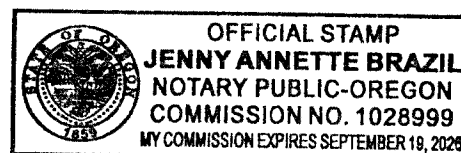


EXHIBIT 'A'

PARCEL 1:

Parcel 3 of Land Partition 4-23, situated in the NE1/4 and the NW1/4 of Section 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded August 4, 2023 in 2023-006637, Records of Klamath County, Oregon.

PARCEL 2:

The SW1/4 of the SE1/4 of Section 20, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, EXCEPT those portions thereof lying within the Southern Pacific Railroad right of way, The Dalles-California Highway right of way, and North of the USBR No. 5 Drain, and EXCEPT any portion lying within Wong Road.

PARCEL 3:

The NW1/4 of the NE1/4 of Section 29, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.