

After recording return to:

Peterson Machinery Co.  
955 Marina Blvd.  
San Leandro, CA 94577  
Attn: Duane Doyle Jr.

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

Peterson Machinery Co.  
955 Marina Blvd.  
San Leandro, CA 94577  
Attn: Duane Doyle Jr.

STATUTORY WARRANTY DEED

MILLER DEVELOPMENT PROPERTIES, LLC, an Oregon limited liability company, Grantor, conveys and warrants to PETERSON MACHINERY CO., an Oregon corporation, Grantee, the real property described on Exhibit A attached hereto, free and clear of encumbrances except those set forth in Exhibit B attached hereto (the “Permitted Exceptions”).

The true consideration for this conveyance is \$466,550.00.

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.

[Signature Page Follows]

DATED this 25 day of April, 2025.

**GRANTOR:**

**MILLER DEVELOPMENT PROPERTIES, LLC,**  
an Oregon limited liability company

By: Carol E. Mauch  
Carol E. Mauch as Trustee of the Mauch Family Trust,  
its Member

STATE OF OREGON

County of Clatsop

The foregoing instrument was acknowledged before me this 25 day of April, 2025 by Carol E. Mauch as Trustee of the Mauch Family Trust, the Member of Miller Development Properties, LLC, an Oregon limited liability company.

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



STATUTORY WARRANTY DEED  
FG: 103589656.2

**EXHIBIT A**  
**Legal Description**

Parcel A:

TRACT 96, PLEASANT HOME TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

The S1/2 of Tract No. 97, PLEASANT HOME TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel B:

TRACT 95, PLEASANT HOME TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXHIBIT B**  
**Permitted Exceptions**

1. Special Assessment disclosed by the Klamath tax rolls:  
For: North Shasta Lighting
2. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath County Drainage
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.  
(No inquiry has been made)
4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.  
(No inquiry has been made)
5. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
6. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:  
Recorded: June 13, 1941  
Instrument No.: 138, page 468
7. The provisions contained in Deed,  
Recorded: June 13, 1941,  
Instrument No.: 138, page 468.
8. The provisions contained in Deed,  
Recorded: May 16, 1942,  
Instrument No.: 147, page 298.
9. The provisions contained in Deed,  
Recorded: April 20, 1944,  
Volume: 164, page 204, Deed Records
10. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,  
Recorded: August 13, 1964  
Volume: 355, page 293, Deed Records
11. 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: State of Oregon, by and through it's State Highway Commission  
Recorded: August 13, 1964  
Volume: 355, page 293, Deed Records

EXHIBIT B  
Permitted Exceptions  
FG: 103589656.2

12. A restriction on transfer, including the terms and provisions thereof, disclosed by Warranty Deed,  
Recorded: November 30, 2001  
Instrument No.: M01, page 61203
13. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and  
such other exceptions as may appear necessary upon recording thereof,  
Lessor: Harry L. Mauch and Carol E. Mauch  
Lessee: J. R. Zukin Corporation dba Meadow Outdoor Advertising  
Date: March 20, 2007  
disclosed by: Memorandum  
Recorded: February 12, 2009  
Instrument No.: 2009-001958
14. Limited access provisions contained in Deed from Mauch Properties, LLC, an Oregon limited  
liability company to State of Oregon, by and through its State Highway Commission, which  
provided that no right or easement of right of access to, from or across the State Highway other  
than expressly therein provided for shall attach to the abutting property,  
Recorded: November 13, 2019  
Instrument No.: 2019-013263

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**Permitted Exceptions**  
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