

**2025-003227**

**Klamath County, Oregon**

05/01/2025 08:58:01 AM

Fee: \$92.00

**AFTER RECORDING, RETURN TO:**

Jordan Ramis PC  
Attn: Steven L. Shropshire  
360 SW Bond St., Ste. 510  
Bend, OR 97702

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

Redband Properties LLC  
Attn: Greg Nelson  
PO Box 5027  
Larkspur, CA 94977

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**STATUTORY BARGAIN AND SALE DEED**

Klamath Basin Holdings LLC, an Oregon limited liability company, as Grantor, conveys to Redband Properties LLC, an Oregon limited liability company, as Grantee, the real property located in Klamath County, Oregon and described on the attached Exhibit A.

The true consideration for this conveyance is One and 00/100 Dollar (\$1.00).


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 and Acknowledgment on following page]

IN WITNESS WHEREOF, Grantor has executed this Statutory Bargain and Sale Deed as of this 1 day of May, 2025.

**GRANTOR:**

**Klamath Basin Holdings LLC**, an Oregon limited liability company  
**By:** PFC Resources LLC, a Delaware limited liability company  
**Its:** Member

  
\_\_\_\_\_  
Greg Nelson, Manager

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.

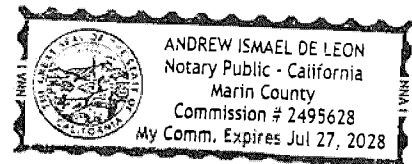
STATE OF CALIFORNIA     )  
  ) ss.  
COUNTY OF MARIN        )

On April 15<sup>th</sup>, 2025, before me, Andrew Ismael DeLeon, a Notary Public, personally appeared Greg Nelson as the Manager of PFC Resources LLC, a Delaware limited liability company, member of Klamath Basin Holdings LLC, an Oregon limited liability company, 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.

Signature  (Seal)



**EXHIBIT A  
to Statutory Bargain and Sale Deed**

Legal Description of Property

**PARCEL 1**

**Lots 5, 6 and 7, Block 5 of Supplemental Plat of the Re-Subdivision of Lots 5, 6 and 7, Block 5 of WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**PARCEL 2**

**Lot 4, Block 5, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**PARCEL 3**

**Lots 8, 9, 10, 11, 12, 13 and 14, Block 5 of Supplemental Plat of Re-Subdivision of Lots 5, 6 and 7, Block 5 of WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**AND**

**All of Lots 14B and 16B of the Supplemental Plat of Lots 14, 15 and 16 in Block 9, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**AND**

**Lots 16A of the Supplemental Plat of Lots 14, 15 and 16 in Block 9, FIRST ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**