



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004890

Klamath County, Oregon

06/24/2025 02:19:01 PM

Fee: \$92.00

After recording return to:

ST Technologies LLC, a Nevada limited  
liability company and Keith McClung

54 Canyon Ridge Ct

Wentzville, MO 63385

Until a change is requested all tax statements  
shall be

sent to the following address:

ST Technologies LLC, a Nevada limited  
liability company and Keith McClung

54 Canyon Ridge Ct

Wentzville, MO 63385

File No. 1003523

---

### STATUTORY WARRANTY DEED

**KC Capital LLC, a Washington limited liability company, Grantor(s), hereby convey and warrant to**

**ST Technologies LLC, a Nevada limited liability company, as to an undivded 77% interest,**

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:**

**The SE1/4 NW1/4, that portion of the N1/2 NW1/4 and SW1/4 NE1/4 lying South of Highway 140 all in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less and except that portion deeded to the State of Oregon by and through its Department of Transportation, recorded May 10, 2004 in Volume M04, page 28266, records of Klamath County, Oregon.**

**Parcel 2:**

**That portion of the NW1/4 NE1/4 lying South of Highway 140 all in Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Less and except that portion deeded to the State of Oregon by and through its Department of Transportation, recorded May 10, 2004 in Volume M04, page 28266, records of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$685,000.00.**

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: 6-16-25

KC Capital LLC, a Washington limited liability company

By: [Signature] Date: 6-16-25  
Eric Egger, Member/Manager

State of Washington } ss  
County of King

On this 16<sup>th</sup> day of June, 2025, before me, Diane Lyn Haugsvær, a Notary Public in and for said state, personally appeared Eric Egger, as Manager / Member of KC Capital, LLC known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged that he she/they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Diane Lyn Haugsvær  
Notary Public for the State of Washington  
Residing at: Seattle, WA  
Commission Expires: 07-13-2025

