



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Black Drake Ranch LLC, an Oregon limited
liaibility company
3976 Petaluma Hill RD
Santa Rosa CA 95404

Until a change is requested all tax statements
shall be
sent to the following address:
Black Drake Ranch LLC, an Oregon limited
liaibility company
same as above

File No. 1009895

STATUTORY WARRANTY DEED

Chester N. Vogt and ANgela Vogt, Trustees of the C & V Vogt Community Property Trust dated August 20, 2010, Grantor(s), hereby convey and warrant to

Black Drake Ranch LLC, an Oregon limited liaibility company ,
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 \$1,700,000.00.
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: 7 Aug, 2025

C & A Vogt Community Property Trust

By: 
Chester N. Vogt, Trustee

By: 
Angela Vogt, Trustee

State of Oregon } ss
County of Clatsop }

On this day of August, 2025, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Chester N. Vogt and Angela Vogt, 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.

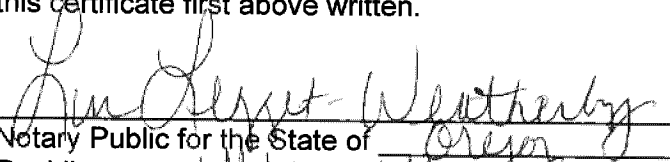

Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 9/27/2027



EXHIBIT 'A'

File No. 1009895

A PARCEL OF LAND SITUATED IN SECTION 1 AND THE E 1 /2 E 1 /2 OF SECTION 2, T36S, R13EWM, AND IN SECTIONS 6 AND 7, T36S, R14EWM, KLAMATH COUNTY, OREGON,
PARCEL 2

BEGINNING AT A POINT AT THE INTERSECTION OF THE SECTION LINE COMMON TO SECTIONS 2 AND 11, T36S, R13EWM AND THE EAST 1/16 LINE COMMON TO SECTIONS 2 AND 11, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID SECTION LINE SOUTH 88°57'31" EAST A DISTANCE OF 1320.30 FEET TO THE SECTION CORNER COMMON TO SECTIONS 1, 2, 11, AND 12, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID SECTION LINE SOUTH 89°34'34" EAST A DISTANCE OF 2653.57 FEET; THENCE ALONG SAID SECTION LINE SOUTH 89°36'49" EAST A DISTANCE OF 2695.94 FEET TO THE SECTION CORNER COMMON TO SECTIONS 1, 6, 7, AND 12, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID SECTION LINE SOUTH 00°12'07" WEST A DISTANCE OF 2650.23 FEET; THENCE ALONG SAID SECTION LINE SOUTH 00°04'53" EAST A DISTANCE OF 2650.79 FEET TO THE SECTION CORNER COMMON TO SECTIONS 7, 12, 13, AND 18, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID SECTION LINE NORTH 89°18'00" EAST A DISTANCE OF 504.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THE NORTH FORK OF THE SPRAGUE RIVER; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT THAT BEARS EAST 20.00 FEET, MORE OR LESS, TO A WITNESS MONUMENT PER KLAMATH COUNTY SURVEY 7728; THENCE THE FOLLOWING COURSES:

- WEST 20.00 FEET
- WEST 30.00 FEET
- NORTH 15°53'44" WEST A DISTANCE OF 323.41 FEET
- SOUTH 34°56'35" WEST A DISTANCE OF 246.19 FEET
- NORTH 73°01'47" WEST A DISTANCE OF 437.35 FEET
- NORTH 50°18'33" WEST A DISTANCE OF 866.96 FEET
- NORTH 35°43'27" WEST A DISTANCE OF 1440.68 FEET
- SOUTH 56°36'10" WEST A DISTANCE OF 343.99 FEET
- SOUTH 54°38'26" EAST A DISTANCE OF 211.44 FEET
- SOUTH 07°20'39" WEST A DISTANCE OF 199.83 FEET
- SOUTH 43°26'14" EAST A DISTANCE OF 201.63 FEET
- SOUTH 00°53'29" EAST A DISTANCE OF 82.33 FEET
- SOUTH 88°54'58" WEST A DISTANCE OF 74.43 FEET
- SOUTH 29°50'22" WEST A DISTANCE OF 220.41 FEET
- SOUTH 88°16'35" WEST A DISTANCE OF 68.89 FEET
- SOUTH 49°12'17" WEST A DISTANCE OF 301.61 FEET

THENCE SOUTH 89°57'49" WEST A DISTANCE OF 5275.72 FEET TO A POINT THAT BEARS NORTH 89°57'49" EAST A DISTANCE OF 64.86 FEET FROM SAID EAST 1/16 LINE; THENCE SOUTH 89°57'49" WEST A DISTANCE OF 64.86 FEET TO SAID E 1/16 LINE; THENCE ALONG SAID EAST 1/16 LINE SOUTH 00°22'35" WEST A DISTANCE OF 1836.40 FEET, TO THE POINT OF BEGINNING,