

After recording return to:
Leighton, Michaux & Brown, PLLC
248 Addie Roy Road, Suite B204
Austin, Texas 78746

SEND TAX STATEMENTS TO:
Jim Schelhaas
585 Old Antioch Road
Smithville, Texas 78957

WARRANTY DEED

Date: January 7, 2026

Grantor: Schelhaas Properties, LLC, a Texas limited liability company

Grantor's Mailing Address (including county): 585 Old Antioch Road
Smithville
Bastrop County, Texas 78957

Grantee: JH Hay Farms, LLC

Grantee's Mailing Address (including county): 585 Old Antioch Road
Smithville
Bastrop County, Texas 78957

Consideration: Ten and No/100 Dollars (\$10.00) and other valuable consideration

Property (including any improvements):

Real property situated in Klamath County, Oregon, described as Township 27 South, Range 9 East of the Willamette Meridian Section 2: NE1/4, N1/2NW1/4, SE1/4NW1/4, NE1/4SE1/4

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to all easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any County Water Improvement Districts or other applicable governmental districts, agencies, authorities.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and

Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

THIS INSTRUMENT WILL 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 DEPARTMENTS TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Grantor:

Schelhaas Properties, LLC, a Texas Limited Liability Company

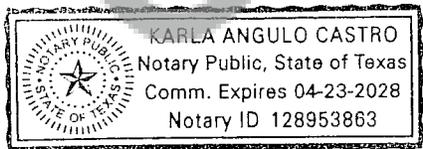
By: Jimmy Schelhaas
James Schelhaas, Manager

By: Helen Schelhaas
Helen Schelhaas, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

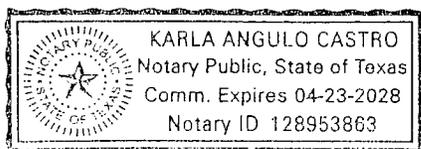
This instrument was acknowledged before me on the 7th day of January, 2026, by James Schelhaas, manager of Schelhaas Properties, LLC, a Texas limited liability company.



Karla Angulo Castro
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 7th day of January, 2026, by Helen Schelhaas, manager of Schelhaas Properties, LLC, a Texas limited liability company.



Karla Angulo Castro
NOTARY PUBLIC, STATE OF TEXAS