



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002392  
Klamath County, Oregon  
03/18/2026 11:09:01 AM  
Fee: \$92.00

After recording return to:  
87Crosshill LLC, an Oregon limited liability  
company  
100 S.E. 2nd St., Ste 2050  
Miami, FL 33131

Until a change is requested all tax statements  
shall be  
sent to the following address:  
87Crosshill LLC, an Oregon limited liability  
company  
100 S.E. 2nd St., Ste 2050  
Miami, FL 33131  
File No. 1051712

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### STATUTORY WARRANTY DEED

**HWN-KFS-Antarctica LLC, an Oregon Limited Liability Company, Grantor(s), hereby convey and warrant to**

**87Crosshill LLC, an Oregon limited liability 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.

**Lots 6A, 6B, 7A, 7B, 8A, 8B and 9A in Block 3 of RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$525,000.00.**

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: March 12, 2026

HWN-KFS-Antarctica LLC

By: [Redacted Signature]  
Matthew Wendt, Manager

State of OREGON} ss  
County of Deschutes

On this 12th day of March, 2026, before me, Tiffany Hudson, a Notary Public in and for said state, personally appeared Matthew Wendt known or identified to me to be the President in the Limited Liability Company known as HWN-KFS-Antarctica LLC who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 2/20/29

