



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002823
Klamath County, Oregon
03/31/2026 01:10:02 PM
Fee: \$102.00

After recording return to:
DKC Farms LLC
PO Box 4
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
DKC Farms LLC
PO Box 4
Bonanza, OR 97623
File No. 1021091

STATUTORY WARRANTY DEED

W.C. Ranch, Inc., an Oregon Corporation, Grantor(s), hereby convey and warrant to

DKC Farms 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,450,000.00.

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:

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: 3/30/2026

WC Ranch Inc.

[Redacted]

Nancy L. Dey, President of WC Ranch, Inc.

[Redacted]

John W. Dey, Secretary of WC Ranch, Inc.

State of _____ } ss
County of _____ }

On this _____ day of March, 2026, before me,

_____, a Notary Public in and for said state, personally appeared NANCY L. DEY AND JOHN W. DEAY known to me to be the PRESIDENT AND SECRETARY of the W.C. Ranch, Inc. and that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name 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.

See attached

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Unofficial Copy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 San Diego)

File No: _____
APN No: _____

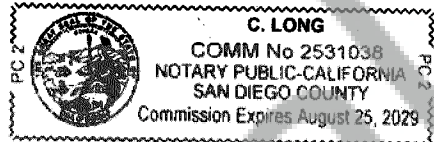
On March 30, 2026 before me, C Long, Notary Public, personally appeared Nancy L Dey and John W Dey

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 *C Long*



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity _____

Name of Person or Entity _____

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

EXHIBIT 'A'

File No. 1021091

Unsurveyed Parcel 3, Land Partition 6-25, in the SE1/4 S. 21, NW1/4, SW1/4, SE1/4 S. 22, NW1/4, NE1/4, SE1/4 S. 27 Township 40 South, Range 10 East of the Willamette Meridian Klamath/ County, Oregon. Recorded October 28, 2025 in Instrument 2025-009616 Klamath County, Oregon. Being more particularly described as follows:

An area of land in the SE 1/4 of Section 21, SW 1/4, SE 1/4 of Section 22, NW 1/4, NE 1/4, SE 1/4 of Section 27, Township 40 South, Range 10 East, Willamette Meridian, Klamath County Oregon. Being more particularly described as follows:

Beginning at the intersection of the South Line of the land described in Volume 50, page 300 and the North line of the BNSF Railroad right-of-way described in Book 96, Page 246; thence along the North line of said BNSF right-of-way 1395.18 feet along a 5829.60 foot radius curve to the left, the long chord of which bears North 36°59'07" West 1391.86 feet; thence North 43°50'29" West 437.70 feet; thence South 46°09'31" West 50.00 feet; thence North 43°50'29" West 4907.43 feet; thence North 89°47'33" East 34.54 feet; thence North 43°50'29" West 43.97 feet to a point on the North line of the G Canal; thence along said North line South 75°57'29" East 176.76 feet; thence 290.63 feet along a 2814.90 foot radius curve to the left, the long chord of which bears South 78°54'57" East 290.50 feet; thence South 81°52'29" East 412.00 feet; thence 173.34 feet along a 528.30 foot radius curve to the right, the long chord of which bears South 72°28'31" East 172.56 feet; thence South 63°02'29" East 322.07 feet; thence leaving said North line, North 26°47'43" East 52.60 feet; thence North 33°16'19" East 335.52 feet to a point in the centerline of the Hill Road right-of-way; thence along said right-of-way centerline, South 56°05'33" East 1093.66 feet; thence 95.73 feet along a 520.87 foot radius curve to the left, the long chord of which bears South 61°21'28" East 95.60 feet; thence South 66°37'23" East 116.66 feet; thence 194.29 feet along a 1041.74 foot radius curve to the right, the long chord of which bears South 61°16'48" East 194.01 feet; thence South 55°56'13" East 334.17 feet; thence 453.81 feet along a 1637.02 foot radius curve to the right, the long chord of which bears South 47°59'43" East 452.36 feet; thence South 40°03'13" East 150.77 feet; thence 266.45 feet along a 1145.92 foot radius curve to the right, the long chord of which bears South 33°23'33" East 265.85 feet; thence South 26°43'53" East 194.88 feet; thence 273.75 feet along a 572.96 foot radius curve to the left, the long chord of which bears South 40°25'08" East 271.15 feet; thence South 54°06'23" East 926.88 feet; thence 234.60 feet along a 1041.74 foot radius curve to the left, the long chord of which bears South 60°33'28" East 234.10 feet; thence South 67°00'33" East 140.09 feet; thence 85.68 feet more or less along a 9549.30 foot radius curve to the left, the long chord of which bears South 67°15'58" East 85.68 feet to a point on the West line of the Northeast 1/4 of the Southeast 1/4 of Section 27; thence leaving said right-of-way centerline and continuing along said West line South 00°09'21" West 472.01 feet to a point on the North line of the G Canal; thence continuing along said West line South 00°10'29" East 1917.80 feet to a point on the South line of the land described in Volume 50, page 300; thence leaving said West line and continuing along said South line, North 59°34'29" West 498.29 feet; thence South 57°31'31" West 92.81 feet to the point of beginning.

Unnoted Copy