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ROGER NICHOLSON CATTLE CO.

PO BOX 458

FORT KLAMATH OR 97626

Grantor's Name and Address

AGRI WATER, LLC

PO BOX 458

FORT KLAMATH OR 97626

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

AGRI WATER, LLC

PO BOX 458

FORT KLAMATH OR 97626

Until requested otherwise, send all tax statements to (Name, Address, Zip):

AGRI WATER, LLC

PO BOX 458

FORT KLAMATH OR 97626

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

1

State of Oregon, County of Klamath

Recorded 08/28/2002 3:11 P. m.

Vol M02, Pg 48864

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

eputy.

MTC S8151-1K2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ROGER NICHOLSON CATTLE CO., an Oregon corporationhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by AGRI WATER, LLC, an Oregon limited liability companyhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Real property situated in Townshpi 33 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Section 20: S1/2 SW1/4

Section 29: W1/2 NE1/4; NW1/4; N1/2 SW1/4; and NW1/4 SE 1/4

Section 30: Beginning at the Southwest corner of the NW1/4 of the NE1/4 of Section 30, thence North 60 feet; thence East parallel with the South line of the N1/2 of the NE1/4 of said Section 30, 2640 feet more or less, to the East line of said Section 30; thence South 60 feet to the Southeast corner of the NE1/4 of the NE1/4 of Section 30; thence West along the South line of the N1/2 of the NE1/4 of said Section 30, 2640 feet more or less to the place of beginning, and being a strip of land 60 feet in width off the South side of the N1/2 of the NE1/4 of said Section 30.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 388,288.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on August, 2002; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ROGER NICHOLSON CATTLE CO., an Oregon corporation

by: Roger Nicholson
ROGER NICHOLSON, PRESIDENTSTATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____, by _____

This instrument was acknowledged before me on August, 2002by ROGER NICHOLSONas PRESIDENTof ROGER NICHOLSON CATTLE CO., an Oregon corporation

Notary Public for Oregon

My commission expires _____