

UTC 86563

2011-013841

Klamath County, Oregon

After recording return to:

Foster Pepper PLLC
1111 Third Avenue, Suite 3400
Seattle, WA 98101
Attn: Christopher S. Napier

This space



00111424201100138410050059

12/15/2011 03:24:45 PM

Fee: \$57.00

GRANTOR:

JWTR, LLC
6400 Highway 66
Klamath Falls OR 97601
Attn: Land Use Manager

GRANTEE:

JWTR OREGON, LLC
6400 Highway 66
Klamath Falls OR 97601
Attn: Land Use Manager

**Until a change is requested, all tax statements
shall be sent to following address:**

JWTR OREGON, LLC
6400 Highway 66
Klamath Falls OR 97601
Attn: Land Use Manager

STATUTORY SPECIAL WARRANTY DEED

JWTR, LLC, an Oregon limited liability company ("Grantor") conveys and specially warrants to JWTR OREGON, LLC, an Oregon limited liability company ("Grantee"), the real property in Klamath County, Oregon, more particularly described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by Grantor except: (a) real and personal taxes and assessments for the current tax year and all subsequent years, both general and special, (b) all laws, ordinances, regulations, restrictions, prohibitions, and other requirements imposed by governmental authorities, including, but not limited to, all applicable building, zoning, land use, fire suppression, and environmental laws, ordinances and regulations, (c) all reservations and exceptions in deeds, patents or in Acts authorizing the issuance thereof, (d) all previously granted or reserved water and mineral rights and claims or title to water and minerals, (e) all rights of the public to use any waters which may cover the property or in and to any portion of the property which is now or may formerly have been covered by water, (f) all statutory powers for fire districts or patrols, (g) all rights of the public in and to any portion of the property lying within the limits of public roads and all railroad rights, (h) all Ancestral rights in and to any portion of the property, (i) all leases, licenses, tenancies, easements, rights-of-way, encumbrances, encroachments, conditions, covenants, restrictions, reservations, exceptions, unpatented mining claims, and all other matters affecting title to or use of the property, whether of record, unrecorded, or apparent, and (j) all matters which would be disclosed by a survey or inspection of the property.

57 and

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this transfer in terms of dollars is \$0. No consideration was paid as this is a conveyance from a parent company to its wholly-owned subsidiary company.

DATED: October 18, 2011.

GRANTOR:

JWTR, LLC,
an Oregon limited liability company

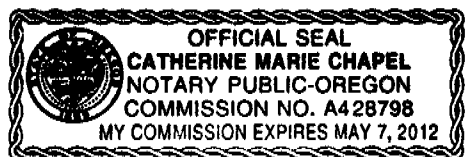
By: _____

Name: Thomas C. Ludlow

Title: Vice President

STATE OF Oregon)
COUNTY OF klamath) ss.

On the 18th day of October, 2011, before me, the undersigned, personally appeared THOMAS C. LUDLOW, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.



Catherine Marie Chapel
Notary Public State of: Oregon
Originally Qualified in the County of klamath
My commission expires: May 7, 2012

EXHIBIT A
TO
STATUTORY SPECIAL WARRANTY DEED

Legal Description

PARCEL 1 (ELLINGSON 17):

Government Lot 30 in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2 (ANTELOPE):

Section 1 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 2 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 3 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2
Section 5 - S1/2 NE1/4
Section 6 - Government Lots 4, 5, 6 and 7, SE1/4 NW1/4, SE1/4 SE1/4, W1/2 SE1/4, E1/2 SW1/4
Section 7 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 8 - W1/2 W1/2, E1/2 SW1/4
Section 10 - E1/2 E1/2, NW1/4 NE1/4
Section 11 - All
Section 12 - All
Section 13 - All
Section 14 - All
Section 17 - W1/2, SE1/4
Section 18 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 19 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 20 - W1/2 W1/2, N1/2 NE1/4
Section 23 - N1/2 NE1/4
Section 24 - NW1/4 NW1/4, E1/2 NW1/4, NE1/4
Section 28 - SE1/4 SW1/4
Section 29 - SW1/4 SE1/4, S1/2 NW1/4, NW1/4 NW1/4
Section 30 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 31 - Government Lots 1, 2, 3 and 4, E1/2 W1/2, E1/2
Section 32 - All
Section 33 - All
Section 34 - NE1/4, SE1/4 NW1/4, N1/2 SW1/4, SE1/4 SW1/4, SE1/4
Section 35 - SE1/4 SE1/4
Section 36 - All

All being in Township 28 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3 (ANTELOPE):

Section 1 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2

Section 2 - Government Lots 1 and 2, S1/2 NE1/4, SE1/4 NW1/4, S1/2

Section 3 - Government Lots 1 and 2, SE1/4 NE1/4, E1/2 SE1/4, SW1/4 SE1/4, SW1/4

Section 4 - Government Lots 2, 3 and 4, SW1/4 NE1/4, S1/2 SE1/4, SW1/4, S1/2 NW1/4

Section 5 - Government Lots 1, 2, 3 and 4, S1/2 N1/2, S1/2

Section 6 - Government Lots 1, 2, 3, 4, 5, 6 and 7, S1/2 NE1/4, SE1/4, E1/2 SW1/4, SE1/4 NW1/4

All being in Township 29 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4 (ANTELOPE):

Section 1 - Government Lots 1 and 2, S1/2 NE1/4

All being in Township 29 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5 (RICHARD SMITH):

The NE1/4 and the NE1/4 NW1/4 of Section 17, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.