



THIS SPACE

2012-005959

Klamath County, Oregon



05/31/2012 03:25:06 PM

Fee: \$42.00

After recording return to:

Five Mile Ranch, LLC, an Oregon limited
liability company
3827 Marshall Ave
Carmichael, CA 95608

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

Five Mile Ranch, LLC, an Oregon limited
liability company
3827 Marshall Ave
Carmichael, CA 95608

Escrow No. MT93453-CT

Title No. 0093453

SWD1 r.020212

STATUTORY WARRANTY DEED

JWTR Oregon, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Five Mile Ranch, 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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

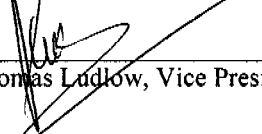
The true and actual consideration for this conveyance is **\$955,600.00**.

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.

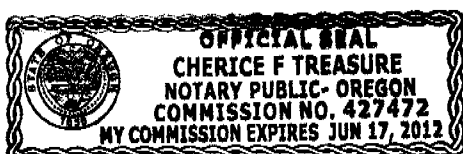
Dated this 29 day of May, 2012.

JWTR Oregon, LLC, an Oregon limited liability company

BY: 
Thomas Ludlow, Vice President/CFO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 12, 2012 by Thomas Ludlow, Vice President/CFO for JWTR Oregon, LLC, an Oregon limited liability company.



Cherice F. Treasure
(Notary Public for Oregon)

My commission expires 6/17/2012

427472

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

S1/2 of the SE1/4 of the NE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The N1/2 of the NW1/4 of the SE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

A non-exclusive roadway easement for ingress and egress 30 feet in width abutting the East and South sides of the following described line:

Beginning at the South quarter corner of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, and running thence North on the North-South center line of said Section 32 to the center of said Section; thence East on the East-West center line of said Section 32 to the East quarter corner of said Section; thence North on the West line of Section 33 to the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 33; thence East along the North line of the South half of the North half of the North half of said Section 33 to the Southwest corner of the North half of the Northeast quarter of the Northeast quarter of said Section 33; thence North along the West line of said North half of the Northeast quarter of the Northeast quarter to the existing public road along the North line of said Section 33.

PARCEL 3:

S1/2 of the SE1/4 of the SE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The following described real property in Klamath County, Oregon:

In Township 35 South, Range 13 East of the Willamette Meridian:

Section 34: SW1/4, W1/2 SE1/4

In Township 36 South, Range 13 East of the Willamette Meridian:

Section 3: All Except Government Lot 1

Section 4: All

Section 5: E1/2

Section 11: NW1/4

PARCEL 5:

The W1/2 SW1/4 and NW1/4 NW1/4 and E1/2 NW1/4 and NE1/4 of Section 10, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.