

WTC 93817

2012-008303
Klamath County, Oregon



07/30/2012 03:17:33 PM

Fee: \$47.00

RECORDING REQUESTED BY:

GRANTOR:

Jeffrey D. Hoyal Trustee of the Crater Lake Trust
3976 Bellinger Lane
Medford, OR 97501

GRANTEE:

Swan Lake Organic LLC, a Colorado Limited
Liability CO.
619 N. Cascade Avenue Suite 200
Colorado Springs, CO 80903

SEND TAX STATEMENTS TO:

Swan Lake Organic LLC, a Colorado Limited
Liability CO.
619 N. Cascade Avenue Suite 200
Colorado Springs, CO 80903

AFTER RECORDING RETURN TO:

Swan Lake Organic LLC, a Colorado Limited
Liability CO.
619 N. Cascade Avenue Suite 200
Colorado Springs, CO 80903

Escrow No: 470312021134-TTJA37

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Jeffrey D. Hoyal Trustee of the Crater Lake Trust UTA January 1, 2005 Grantor, conveys and specially warrants to Swan Lake Organic LLC, a Colorado Limited Liability Company Grantee, the following described real property free and clear of encumbrances created or suffered by the grantor except as specifically set forth below:

See Attached Exhibit 'A'

The true consideration for this conveyance is \$3,900,000.00.

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2012-2013 taxes, A lien in an amount not yet determined.

Farm Leases with Windy Ridge LLC dated March 22, 2010, and ending March 20, 2013 and an oral month to month lease with Robert and Dionne Decker to occupy certain residents located on subject property.

Seller also transfers all fixtures on subject property including irrigation systems.

47AMJ

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 7/27/12, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The Crater Lake Trust

BY: [Signature], Hee, Hee
Jeffrey D. Hoyal, Trustee

State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on 7/27/2012

by Jeffrey D. Hoyal & Kristi Hoyal
as Trustees of The Crater Lake Trust

[Signature] Notary Public - State of Oregon
My commission expires: 3-16-13

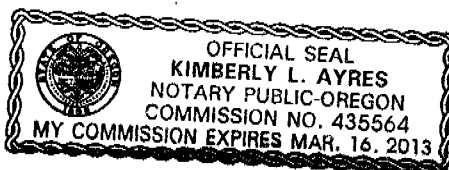


EXHIBIT "A"

PARCEL 1:

The S1/2 of Section 10, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The N1/2, SE1/4 and that portion of the SW1/4 lying Northerly and Easterly of the Swan Lake Road Section 15, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

All that portion of the N1/2 of Section 22 lying Northerly and Easterly of the Swan Lake Road, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The SW1/4 of Section 11, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

The W1/2 of Section 14, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

All that portion of the NW1/4 of Section 23, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the section corner at the Northwesterly corner of the said Section 23, which marks the Northwesterly corner of the said NW1/4 of the said Section 23; thence South 0° 35' West along the Section line marking the Westerly boundary of the said NW1/4 of the said Section 23, 2231.6 feet more or less, to a point in the centerline of the County Road; thence South 58° 44 1/2' East, along the said center line 603.1 feet; thence along the arc of a 12° 00' circular curve to the left to a point which bears South 74° 17' East 256.4 feet distance; thence South 89° 50' East 1974.8 feet, more or less, to a point in the North and South center line of the said Section 23, which marks the Easterly boundary of the said NW1/4 of the said Section 23; thence North 0° 37' East, along the said North and South centerline of the said Section 23, 2643.3 feet to the North quarter corner of the Section 23, which marks the Northeasterly corner of the said NW1/4 of the said Section 23; thence South 89° 29' West, along the Section line marking the Northerly boundary of the said NW1/4 of the said Section 23, 2642.8 feet, more or less, to the said Section corner at the Northwesterly corner of the said Section 23, the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of Swan Lake Road