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1800900

2012-008595

Klamath County, Oregon



08/06/2012 03:23:54 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:

RECORD AND RETURN TO:
F FIRST AMERICAN TITLE INSURANCE
A COMPANY
9 SIX CONCOURSE PARKWAY, SUITE 2000
ATLANTA, GA 30328
E FILE NO.: NCS
ATTN: VICKY GRIFFIN

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

c/o Hancock Forest Management
17700 SE Mill Plain Boulevard
Suite 180
Vancouver, WA 98683

STATUTORY SPECIAL WARRANTY DEED

LAMINORA PROPERTIES INC., a Delaware corporation ("**Grantor**"), whose address is 281 Summer Street, 7th Floor, Boston, MA 02219-1509, conveys and specially warrants to **MERIWETHER SOUTHERN OREGON LAND & TIMBER LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Hancock Natural Resource Group Inc., 99 High Street, 26th Floor, Boston, MA 02110, the real property in Klamath County, Oregon, more specifically described on the attached Exhibit A (the "**Property**"), free of encumbrances created or suffered by Grantor, except as specifically set forth herein.

This conveyance is made by Grantor and accepted by Grantee subject to those matters listed on the attached Exhibit B.

The true consideration for this conveyance is \$91,319.21.

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

F.
62.00

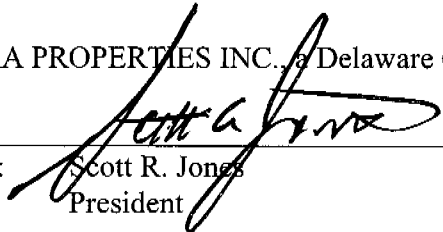
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED as of July 13, 2012.

IN WITNESS WHEREOF, this Statutory Special Warranty Deed has been executed as of the
date written above.

GRANTOR:

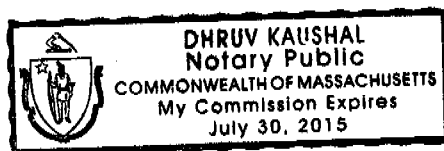
LAMINORA PROPERTIES INC., a Delaware Corporation

By: 
Name: Scott R. Jones
Title: President

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF SUFFOLK)

On this 12th day of July, 2012, before me Dhruv Kaushal, a Notary Public of said
State, personally appeared Scott R. Jones, personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person who executed the within instrument as President of
LaMinora Properties Inc., a Delaware corporation, and that for and on behalf of the said
corporation, in his capacity as President, as and for the act and deed of said corporation, he
signed, sealed and delivered the above and foregoing Statutory Special Warranty Deed.



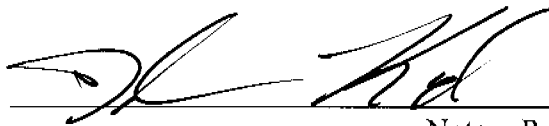
, Notary Public
My Commission expires: July 30, 2015

Exhibit A

Klamath County, Oregon

Legal Description

The following described tracts or parcels of land, lying and being in Klamath County, State of Oregon:

PARCEL I:

THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE UNITED STATES OF AMERICA FOR ROAD, BY DEED RECORDED OCTOBER 15, 1962 IN VOLUME 340 PAGE 658, DEED RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL II:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL III:

THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Parcel Number: R71004 and R70997 and R70988

EXHIBIT B
Permitted Encumbrances

- i. Any restriction on development or use arising under applicable law.
- ii. Any condemnation with respect to the Property.
- iii. Any subdivision or similar restriction arising under applicable law.
- iv. Liens for taxes not yet due and payable.
- v. All ad valorem property taxes, including any additional or supplemental taxes that may result from a reassessment of the Property, and any potential roll-back or greenbelt type taxes related to any agricultural, forest or open space exemption which may be subject to recapture, other than those which result from Grantee's change in the use of, or discontinuance of active forestry operations on, the Property on or prior to the Closing Date.
- vi. The terms and conditions of, including, without limitation, the rights of others to use the Property arising in connection with, any agricultural, forest or open space use programs the Property may be enrolled or subject to.
- vii. Any facts or conditions that may be shown by a current survey or physical inspection of the Property.
- viii. Any recorded exceptions to title which would be revealed by a current title report of the Property.
- ix. Rights of parties in possession as tenants or licensees only, encroachments, boundary line disputes, variances in acreage, access restrictions or absence of access, and adverse possession claims.
- x. Intentionally deleted.
- xi. The rights of others in and to any public road or publicly maintained right of way traversing or bounding the Property.
- xii. The rights of others in and to any railroad tracks and related facilities and related easements traversing the Property.
- xiii. To the extent a tract included in the Property is bounded or traversed by an ocean, river, stream, branch or lake:
 - 1. the rights of upper and lower riparian owners and the rights of others to navigate such ocean, river or stream;

2. the right, if any, of neighboring riparian owners and the public or others to use any public waters, and the right, if any, of the public to use the beaches or shores for recreational purposes;
 3. any claim of lack of title to the Property formerly or presently comprising the shores or bottomland of navigable waters or as a result of the change in the boundary due to accretion or avulsion; and
 4. any portion of the Property which is sovereignty lands or any other land that may lie within the bounds of navigable rivers as established by applicable law.
- xiv. All oil, gas and other minerals or other mineral-like substances, of any kind or character and rights related thereto as may have been previously reserved by or conveyed or leased to others.
- xv. Liabilities and obligations, whether accrued or unaccrued, absolute or contingent, known or unknown, asserted or unasserted, affecting the Property which Grantee has contractually agreed to assume pursuant to a separate agreement between Grantor and Grantee dated on or prior to the date hereof, but excluding any liabilities and obligations, whether accrued or unaccrued, absolute or contingent, known or unknown, asserted or unasserted, that Grantor has contractually agreed are not assumed by Grantee pursuant to such separate agreement.
- xvi. Those matters set forth on Exhibit B-1 attached hereto and hereby made a part hereof.

Exhibit B-1

Klamath County, Oregon

Specific Exceptions

7. Reservations and restrictions, including terms and provisions thereof.

From: Olson-Lawyer Lumber, Inc.
To: The United States of America
Recorded: October 15, 1962 in Volume 340
Page 658, Deed Records of
Klamath County, Oregon

For: Road

Affects: NE 1/4 SE 1/4 of Sec. 4 Twp. 38 S., R 5 E. W. M.

8. Easement, including terms and provisions contained therein:

Recording April 01, 1970 in Volume M70 Page
Infor 2498, Deed Records of
matio Klamath County, Oregon
n:

In Favor of: Klamath County

For: Public road and highway

Affects: NE 1/4 SE 1/4 Sec. 4 Twp. 38 S., R 5 E. W. M.