

MTC 96382  
AFTER RECORDING, RETURN TO:

2013-002705  
Klamath County, Oregon  
03/12/2013 03:48:06 PM  
Fee: \$82.00

Limnes Land Company LLC  
Attn: Ron Greenman  
888 SW 5th Ave, Ste 1600  
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:

Same as above

---

### STATUTORY WARRANTY DEED

MALCOLM BEECH INVESTMENTS, LLC, an Oregon limited liability company ("**Grantor**"), conveys and warrants to LIMNES LAND COMPANY LLC, an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances except as specifically set forth herein, subject to the matters shown on attached **Exhibit B**.

The true consideration for this conveyance is SIX MILLION ELEVEN THOUSAND SIX HUNDRED FORTY-SEVEN DOLLARS (\$6,011,647).

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.

82 AMT

DATED 3/11, 2013.

GRANTOR:

MALCOLM BEECH INVESTMENTS, LLC  
an Oregon Limited Partnership

By: [Signature]  
Printed Name: JACOB J. WOOD  
Title: MEMBER

By: Catherine Wood-Bitterman  
Printed Name: CATHERINE WOOD-BITTERMAN  
Title: member

STATE OF OREGON )  
County of Jackson )ss.

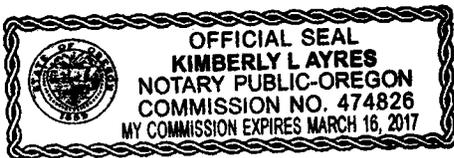


This instrument was acknowledged before me on this 11<sup>th</sup> day of March, 2013,  
by Jacob Wood as member of Malcolm Beech Investments.

[Signature]  
Notary Public for Oregon  
My commission expires: 3-16-17

STATE OF OREGON )  
County of Jackson )ss.

This instrument was acknowledged before me on this 11<sup>th</sup> day of March, 2013,  
by Catherine Wood-Bitterman as member of Malcolm Beech Investments.



[Signature]  
Notary Public for Oregon  
My commission expires: 3-16-17

## EXHIBIT A

### Legal Description

#### Parcel 1:

The following described real property situate in Klamath County, Oregon:

#### **Township 32 South, Range 7 1/2 East of the Willamette Meridian**

Section 32: The South 550 feet of the SE1/4; The South 550 feet of the SE1/4 of the SW1/4.

Section 33: The South 550 feet of the SW1/4; The South 550 feet of the SW1/4 of the SE1/4 and All the SE1/4 of the SE1/4.

Section 34: All that portion of the SW1/4 and the SW1/4 of the SE1/4 lying Westerly of the following described line: Beginning at a point on the South line of the SW1/4 of the SE1/4 of said Section 34, said point being 2578.0 feet North and 2239.1 feet West of the quarter corner common to Sections 2 and 3, Township 33 South, Range 7 1/2 East of the Willamette Meridian; thence along said line North 32°41' West, 189.5 feet; thence North 44°24' West, 413.0 feet more or less to a point on the West line of said SW1/4 of the SE1/4; said point also being 2232.7 feet South and 2693.3 feet East of the quarter corner common to Sections 33 and 34, Township 32 South, Range 7 1/2 East of the Willamette Meridian; thence North 40°16' West, 261.5 feet; thence North 44°21' West, 124.6 feet; thence North 57°07' West, 99.7 feet; thence North 47°58' West, 76.5 feet; thence North 40°56' West 191.3 feet; thence North 36°35' West, 186.8 feet; thence North 33°07' West, 98.3 feet; thence North 26°13' West, 82.2 feet more or less to a point on the North boundary of the SE1/4 of the SW1/4, said point being 1388.2 feet South and 1970.0 feet East of the quarter corner common to Sections 33 and 34, said Township and Range; thence North 10°40' West, 102.1 feet; thence North 20°39' West, 227.6 feet; thence North 39°26' West 397.4 feet; thence North 47°59' West, 334.7 feet, more or less, to a point on the West boundary of the NE 1/4 of the SW 1/4, said point being 543.9 feet South and 1369.7 feet East of said quarter corner between Sections 33 and 34; thence North 37°07' West, 188.6 feet; thence North 33°09' West, 130.5 feet; thence North 26°13' West 324.7 feet more or less to a point on the North boundary of the NW1/4 of the SW1/4, said point also being 7.1 feet North and 1041.0 feet East of the quarter corner common to Sections 33 and 34, Township 32 South, Range 7 1/2 East of the Willamette Meridian.

#### **Township 33 South, Range 7 1/2 East of the Willamette Meridian.**

Section 3: Government Lots 2, 3, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17 and 18, EXCEPTING THEREFROM all that portion of Government Lots 2, 7, 8 and 11, lying Easterly of the following described line: Beginning at a point on the South boundary of said Government Lot 8, said point begin 43.9 feet South and 1004.3 feet West of the quarter corner common to Sections 2 and 3, said Township and Range; thence North 20°48' West 120.0 feet; thence North

25°30' West 191.4 feet; thence North 5°04' West, 129.0 feet; thence North 1°19' East 134.7 feet; thence North 9°38' West, 163.2 feet; thence North 18°16' West, 223.0 feet; thence North 28°06' West 256.7 feet; thence North 36°37' West, 233.0 feet; thence North 38°08' West, 207.5 feet; thence North 44°36' West, 200.8 feet; thence North 26°20' West, 186.0 feet; thence North 49°19' West, 173.6 feet; thence North 23°06' West, 173.8 feet; thence North 14°49' West, 360.6 feet; thence North 27°37' West, 217.7 feet, more or less to a point on the North boundary of said Government Lot 2, Section 3, Township 33 South, Range 7 1/2 East of the Willamette Meridian.

AND FURTHER EXCEPTING THEREFROM all that portion of Government Lots 17 and 18 of said Section 3, more particularly described as follows: Beginning at the Southeast corner of Government Lot 19, being the corner common to Government Lots 17, 19, 24 and 25; thence North along the East line of Government Lot 19 and its Northerly extension thereof to the center thread of the Wood River; thence Easterly and Southerly upstream along said center thread to the East line of Government Lot 18; thence South along said East line to the Southeast corner of Government Lot 18; thence West along the South line of Government Lot 18 and the most Southerly line of Government Lot 17 to the point of beginning.

Section 4: Government Lots 1 through 19, both inclusive and Government Lots 22 and 23.

Section 5: Government Lot 3; SE1/4 of the NW1/4; all that portion of the SW1/4 lying Northerly of the State Highway; the SE1/4.

Section 9: Government Lot 7,

EXCEPTING THEREFROM any portion of said Government Lot 7 described in Deed recorded May 5, 1932 in Deed Volume 97 at page 412, Klamath County Deed Records, more particularly described as follows: Beginning at the Southeast corner of Government Lot 7; thence North along the East line thereof, 574 feet; thence West 524 feet to the County Road; thence Southeasterly along the Easterly line of said County Road to the Southerly line of Government Lot 7; thence East along said Southerly line to the point of beginning.

ALSO EXCEPTING THEREFROM any portion of the above described tract lying Westerly of the Easterly right of way of the State Highway.

All that portion of Government Lot 12 described as follows: Beginning at the Southeast corner of said Lot 12; thence North 0°20' East, along the Easterly line thereof, 594.88 feet to the centerline of the Wood River Ditch; thence South 35°44' West along said centerline, 648.78 feet to the Easterly right of way of the Crater Lake Highway; thence South 18°26' East, along said right of way, 85.80 feet to the Southerly line of Lot 12; thence along said Southerly line North 89°42' East, 348.48 feet to the point of beginning.

Government Lot 13;

EXCEPTING THEREFROM any portion of said Lot 13 described as follows: Beginning at the Northwest corner of said Government Lot 13; thence South 0°20' West along the West line thereof, 729.30 feet to the centerline of the Wood River Ditch; thence North 37°37' East, along said centerline, 914.76 feet to the North line of Government Lot 13; thence South 89°46' West along said North line 559.68 feet to the point of beginning.

Section 10: Government Lots 20 and 21 and all that portion of the Government Lot 22 lying Westerly of the Westerly right of way of the State Highway.

Section 15: Government Lots 2, 9, 10, 14, 15, 16, 17 and 18; The E1/2 W1/2 SW1/4 SE1/4; The E1/2 SW1/4 SE1/4

EXCEPTING THEREFROM any portion of the above described lots lying Easterly of the Westerly right of way of the State Highway.

Section 16: Government Lot 5.

Section 22: The E1/2 W1/2 W1/2 NE1/4; The E1/2 W1/2 NE1/4;

EXCEPTING THEREFROM that parcel of land described in Warranty Deed recorded June 13, 1960 in Deed Volume 322 at Page 55, Klamath County Deed Records; being the East 510 feet of that portion of the E1/2 of the W1/2 of the NE1/4 of said Section lying Southerly of the State Highway.

AND FURTHER EXCEPTING that portion lying Southerly of the Highway as described in Deed to William A. Bartlett, et us, recorded in Volume M80 page 24360, Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion of all the above described parcels of land lying within the right of way of State Highway #62 State Highway #232 and County Road #624 (Dixon Road).

EXCEPTING THEREFROM that portion deeded to Department of Transportation, Highway Division, recorded July 18, 1991, in Volume M91 Page 14078, Deed records of Klamath County, Oregon.

**Parcel 2:**

Government Lots 1 and 2 and the S1/2 of the NE1/4 of Section 5, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 3:**

The following described real property situate in Klamath County, Oregon;

Government Lots 10, 11 and 12 and that portion of Government Lot 13 in Section 9, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Government Lot 13 of Section 9, Township 33 South, Range 7 1/2 East of the Willamette Meridian; thence South 0°20' West along the West line of said Government Lot 13, 729.30 feet to the center line of the Wood River Ditch; thence North 37°37' East along said centerline, 914.76 feet, to the North line of said Government Lot 13; thence South 89°46' West along the North line of Government Lot 13, 559.68 feet to the point of beginning.

EXCEPT that portion described as follows: Beginning at the Southeast corner of Government Lot 12, Section 9, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence North 0°20' East, along the East line of said Lot 12, 605.88 feet to the center line of the Wood River Ditch; thence South 35°44' West, along said centerline, 648.78 feet, to the Easterly right of way line of the Crater Lake Highway; thence South 18°26' East along said right of way line, 85.80 feet, to the South line of said Government Lot 12; thence North 89°42' East, 348.48 feet, to the point of beginning. According to that Survey of May 22, 1902, recorded in the office of the Klamath County Engineer.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through the Oregon State Highway Division, by deed recorded March 18, 1991 in Volume M91, page 4796, Microfilm Records of Klamath County, Oregon, more particularly described as follows: A parcel of land lying in Government Lots 11 and 12, Section 9, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that deed to Glenn T. and Rena A. Williams, recorded in Volume M86, page 6647, Microfilm Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land 40 feet in width, lying on the Easterly side of the center line of the Crater Lake Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 234+17.35, said Station being 4324.02 feet North and 3062.12 feet West of the Southeast corner of Section 9, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence South 17°09'01" East 2579.71 feet; thence on a 22,918.31 foot radius curve left (the long chord of which bears South 17°17'16" East 110.04 feet) 110.05 feet; thence South 17°25'31" East 4814.77 feet to Engineer's center line Station 309+21.88.

**Parcel 4:**

Township 33 South, Range 7 1/2 East of the Willamette Meridian:

Section 9: Government Lots 5, 6, 8, 9, and a portion of Government Lot 7 more particularly described as follows: Beginning at the Southwest corner of Government Lot 6; thence North along the West line of said Government Lot 6, 574 feet, thence West 524 feet to the County Road; thence Southeasterly along the Easterly line of said County Road, to the Southwesterly corner of Government Lot 7; thence East along the South line of said Government Lot 7 to the place of beginning. NOTE: the preceding property description is in accordance with that survey of May 22, 1902, recorded in the office of the Klamath County Surveyor.

Unofficial  
Copy

## EXHIBIT B

### Special Exceptions

The Property conveyed is subject to the following exceptions:

1. The assessment roll and the tax roll disclose that the Property has been specially assessed as Farm Use Land. If the Property becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The Property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Timber Fire Patrol.
3. The Property is within and subject to the statutory powers, including the power of assessment and easements of Klamath Lake Grazing Fire Patrol.
4. The Property is within and subject to the statutory powers, including the power of assessment of Wood River District Improvement Company.
5. The Property is within and subject to the statutory powers, including the power of assessment of Meadows Drainage District.
6. Rights of the public in and to any portion of the Property lying within the limits of streets, roads or highways.
7. Rights of the public and of governmental bodies in and to that portion of the Property, now or at any time lying below the high water mark of the Wood River and Annie Creek including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the Property now or at any time lying below the ordinary high water mark thereof.
8. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 11, 1941  
Recorded: July 28, 1941  
Volume: 140, page 11, Microfilm Records of Klamath County, Oregon
9. Agreement, subject to the terms and provisions thereof;  
Recorded: January 17, 1953  
Volume: 258, page 595, Microfilm Records of Klamath County, Oregon

10. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: July 26, 1960  
Recorded: July 26, 1960  
Volume: 323, page 93, Microfilm Records of Klamath County, Oregon
11. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property recorded March 18, 1991 in Volume M91, page 4796, Microfilm Records of Klamath County, Oregon.
12. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: April 19, 1991  
Volume: M91, page 7203, Microfilm Records of Klamath County, Oregon
13. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: July 18, 1991  
Volume: M91, page 14078, Microfilm Records of Klamath County, Oregon
14. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: September 26, 1991  
Volume: M91, page 19558, Microfilm Records of Klamath County, Oregon
15. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
Recorded: September 26, 1996  
Volume: M91, page 19561, Microfilm Records of Klamath County, Oregon
16. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 11, 1991  
Recorded: December 13, 1991  
Volume: M91, page 26073, Microfilm Records of Klamath County, Oregon

17. An easement created by instrument, subject to the terms and provisions thereof,  
Dated: September 11, 1991  
Recorded: December 13, 1991  
Volume: M91, page 26076, Microfilm Records of Klamath County, Oregon

Unofficial  
Copy