

Grantor:

Town & Country Center, LLC
8105 Kiawah Trace
Port St. Lucie, FL 34986
ATTN: Linda Collins

Grantee:

CH Town & Country, LLC
904 Silver Spur Road, Suite 244
Rolling Hills Estates, CA 90274

Tax statement address:

CH Town & Country, LLC
904 Silver Spur Road, Suite 244
Rolling Hills Estates, CA 90274

After recording return to:

CH Town & Country, LLC
904 Silver Spur Road, Suite 244
Rolling Hills Estates, CA 90274

STATUTORY WARRANTY DEED

TOWN & COUNTRY, LLC, an Oregon limited liability company, Grantor, does hereby convey and specially warrant to **CH TOWN & COUNTRY, LLC**, a Delaware limited liability company, Grantee, the following described real property situated in **Klamath County**, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth on Exhibit A.

The true and actual consideration for this transfer is: \$2,400,000.

The Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantors, except those rights listed on Exhibit B.

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

FATCO NC5-548537-0R1

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 as of the 19 day of September, 2013.

Town & Country Center, LLC, an Oregon
limited liability company

By: Linda Collins, Manager
Linda Collins, its Manager Member

STATE OF MI)
) ss.
County of OTSEGO)

This instrument was acknowledged before me on the 17 day of September, 2013, by LINDA COLLINS as her free and voluntary act and deed as the Manager of Town & Country Center, LLC, an Oregon limited liability company.

[Signature]

Notary Public for Emmet

My commission expires 6-30-2014

CLARKE GOFORTH
NOTARY PUBLIC - MICHIGAN
EMMET COUNTY
MY COMMISSION EXPIRES 06/30/2014
ACTING IN OTSEGO COUNTY

Statutory Warranty Deed
Exhibit A—Legal Description

PARCEL 1:

A PORTION OF THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF SOUTH SIXTH STREET AS PRESENTLY LOCATED AND CONSTRUCTED, WHICH BEARS SOUTH 0° 22' 15" EAST A DISTANCE OF 48.5 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE EASTERLY, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.5 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE A DISTANCE OF 460.0 FEET TO A POINT; THENCE WEST, PARALLEL TO SAID RIGHT OF WAY LINE, A DISTANCE OF 142.5 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 460.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-FOURTH CORNER OF SAID SECTION 3; THENCE SOUTH 89° 52' WEST 1,275.74 FEET; THENCE SOUTH 00° 21' 47" EAST 54.10 FEET TO A ONE-HALF INCH PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF THE DALLES-CALIFORNIA HIGHWAY MARKING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED VOLUME 251 AT PAGE 162, AS RECORDED IN THE KLAMATH COUNTY DEED RECORDS; THENCE CONTINUING SOUTH 00° 21' 47" EAST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN SAID DEED VOLUME 251 AT PAGE 162, 233.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 21' 47" EAST ALONG SAID LINE 395.64 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE OREGONCALIFORNIA AND EASTERN RAILWAY COMPANY; THENCE NORTH 67° 41' WEST ALONG SAID RIGHT OF WAY LINE 156.57 FEET (162 FEET BY RECORD); THENCE NORTH 00° 55' 30" WEST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN SAID DEED VOLUME 251 AT PAGE 162, 334.24 FEET; THENCE NORTH 89° 14' EAST 147.71 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION WITH BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AS BEING SOUTH 01° 14' EAST.

PARCEL 3:

A PORTION OF THE NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF SOUTH SIXTH STREET, AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, SAID POINT BEING ON THE WEST LINE OF TRACT OF LAND DEEDED TO MILLER BY DEED VOLUME 251 AT PAGE 162 AND THE EAST LINE

OF A TRACT OF LAND DEEDED TO WHEELER BY DEED VOLUME 142 AT PAGE 349, KLAMATH COUNTY DEED RECORDS; THENCE SOUTH 0° 55' 30" EAST ALONG THE LINE BETWEEN THE TWO ABOVE DESCRIBED TRACTS A DISTANCE OF 341.6 FEET TO A 5/8 INCH IRON PIN MARKING THE SOUTHEAST CORNER OF A TRACT OF LAND DEED TO UNITED STATES NATIONAL BANK OF OREGON BY DEED RECORDED IN VOLUME M-72 AT PAGE 13690, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0° 55' 30" EAST A DISTANCE OF 225.64 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE O.C. & E. RAILROAD; THENCE NORTH 67° 41' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 148.11 FEET TO THE SOUTHWEST CORNER OF SAID WHEELER TRACT; THENCE NORTH 0° 55' 30" WEST ALONG THE WEST LINE OF SAID WHEELER TRACT, A DISTANCE OF 167.58 FEET TO THE SOUTHWEST CORNER OF SAID UNITED STATES NATIONAL BANK TRACT; THENCE NORTH 89° 14' EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 136.09 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIN WHICH BEARS SOUTH 89° 52' WEST A DISTANCE OF 745.73 FEET AND SOUTH 0° 20' 55" EAST A DISTANCE OF 220.16 FEET FROM THE BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, SAID BEGINNING POINT ALSO BEING ON THE SOUTH LINE OF TRACT DESCRIBED AS PARCEL #1 IN DEED FROM KLAMATH COUNTY SCHOOL DISTRICT TO KLAMATH COUNTY, RECORDED IN VOLUME 295 AT PAGE 135, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE CONTINUING FROM SAID BEGINNING POINT SOUTH 0° 20' 55" EAST ALONG A LINE PARALLEL TO SAID 4.0 FEET DISTANT EASTERLY, WHEN MEASURED AT RIGHT ANGLES TO, FROM THE EXISTING EASTERLY WALL OF THE PAYLESS DRUG STORE BUILDING AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED, A DISTANCE OF 402.04 FEET TO ½ INCH IRON PIPE; THENCE SOUTH 53° 42' 15" WEST A DISTANCE OF 304.44 FEET, MORE OR LESS TO A ½ INCH IRON PIPE ON THE NORTHEASTERLY BOUNDARY OF THE O.C. & E. RAILROAD RIGHT OF WAY AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED AND FROM WHICH POINT THE AFORESAID MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS NORTH 50° 50' 20" EAST A DISTANCE OF 1273.34 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY BOUNDARY OF THE O.C. & E. RAILROAD RIGHT OF WAY A DISTANCE OF 299.5 FEET, MORE OR LESS, TO THE WEST LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 186.5 FEET, MORE OR LESS, TO A POINT ON SAID WEST LINE WHICH BEARS SOUTH 0° 22' 15" EAST A DISTANCE OF 460.0 FEET FROM THE SOUTHERLY BOUNDARY LINE OF THE RELOCATED RIGHT OF WAY OF KLAMATH FALLS-LAKEVIEW HIGHWAY; THENCE EASTERLY, PARALLEL WITH SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 142.5 FEET TO A POINT; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 460.0 FEET, MORE OR LESS, TO THE SOUTHERLY BOUNDARY OF SAID RELOCATED HIGHWAY RIGHT OF WAY; THENCE EASTERLY ALONG SAID RELOCATED RIGHT OF WAY LINE A DISTANCE OF 387.7 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 0° 20' 55" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0° 20' 55" EAST A DISTANCE OF 174.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH 01° 14' EAST A DISTANCE OF 55.03 FEET AND SOUTH 89° 14' WEST A DISTANCE OF 580.0 FEET FROM THE QUARTER OF SECTION CORNER COMMON TO SECTIONS 2 AND 3, SAID TOWNSHIP AND RANGE, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH SIXTH STREET AS PRESENTLY LOCATED AND CONSTRUCTED; THENCE CONTINUING SOUTH 89° 14' WEST ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 129.4 FEET TO THE NORTHWEST CORNER OF THIS DESCRIPTION; THENCE SOUTH 0° 18' EAST A DISTANCE OF 137.0 FEET TO AN IRON PIN; THENCE NORTH 89° 14' EAST A DISTANCE OF 131.9 FEET TO AN IRON PIN; THENCE NORTH 01° 14' WEST A DISTANCE OF 137.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING A STRIP OF LAND 8 FEET WIDE RUNNING NORTH AND SOUTH ON THE WEST SIDE OF SAID PARCEL RESERVED FOR SIDEWALK PURPOSES.

ALSO EXCEPTING FROM THE ABOVE DESCRIBED PARCELS THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTION BY WARRANTY DEED RECORDED MAY 21, 2013 AS INSTRUMENT NO. 2013-005684, OFFICIAL RECORDS OF KLAMATH COUNTY, OREGON.

TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED IN EASEMENT RECORDED NOVEMBER 28, 1925 IN VOLUME 68, PAGE 593, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED IN EASEMENT RECORDED AUGUST 8, 1957 IN VOLUME 293, PAGE 442, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED IN DEED AND EASEMENT RECORDED AUGUST 8, 1957 IN VOLUME 293, PAGE 442, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED IN EASEMENT RECORDED AUGUST 8, 1957 IN VOLUME 293, PAGE 435, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED WARRANTY DEED RECORDED SEPTEMBER 24, 1971 IN VOLUME M-71, PAGE 10169, DEED RECORDS OF KLAMATH COUNTY, OREGON.

ALSO TOGETHER WITH ANY APPURTENANT RIGHTS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 28, 1972 IN VOLUME M-72, PAGE 13690, DEED RECORDS OF KLAMATH COUNTY, OREGON.

TAX PARCEL NUMBER: R528441 AND R528628 AND R887754 AND R528450.

Statutory Warranty Deed
Exhibit B—Exceptions

1. The subject property lies within the boundaries of the Klamath Irrigation District and is subject to the levies and assessments thereof.
2. The subject property lies within the boundaries of the South Suburban Sanitary District and is subject to the levies and assessments thereof.
3. The subject property lies within the boundaries of the Klamath County Drainage Service District and is subject to the levies and assessments thereof.
4. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
5. Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in Deed
Recording Information: September 24, 1924 in Volume 64 Page 461, Deed of Records of Klamath County, Oregon
(Affects Parcel 5)
6. Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in Deed
Recording Information: June 26, 1925 in Volume 68 Page 78, Deed Records of Klamath County, Oregon
(Affects Parcel 2)
7. Easement, including terms and provisions contained therein:
Recording Information: November 28, 1925 in Volume 68 Page 593, Deed Records of Klamath County, Oregon
In Favor of: Nedra Co. and F.J. Froman
Affects: Parcels 2 and 3
8. Easement, including terms and provisions contained therein:
Recording Information: September 26, 1930 in Volume 93 Page 73, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company
Affects: Parcels 2 (Exact location not given)
9. Covenants, conditions and restrictions contained in Deed.
Executed by: Stephen Sabo, et ux to State of Oregon, by and through its State Highway Commission
Dated: May 06, 1942
Recorded: May 12, 1942
Recording Information: Volume 147 Page 241
Affects: Parcels 1 and 4

As Follows:

"...together with the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet (measured at right angles to the Highway Centerline) upon the adjacent and abutting property to the grantee, nothing in the paragraph contained shall be construed to convey fee title to the land use for slope purposes, not to prevent grantor from the full use of dominion thereover; provided, however, that such use shall not be permitted to removed and destroy lateral support to the highway right of way."

10. Easement, including terms and provisions contained therein:
Recording Information: June 07, 1946 in Volume 190 Page 337, Deed Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company, a Corporation
Affects: Parcel 5

Modification and/or amendment by instrument:
Recording Information: June 19, 1946 in Volume 191 Page 98, Deed Records of Klamath County, Oregon
11. Easement, including terms and provisions contained therein:
Recording Information: Volume 293 Page 442, Deed Records of Klamath County, Oregon
12. Easement, including terms and provisions contained therein:
Recording Information: August 08, 1957 in Volume 293, Page 435, Deed Records of Klamath County, Oregon
In Favor of: U.S. National Bank
Affects: Parcel 3
13. Easement, including terms and provisions contained therein:
Recording Information: June 03, 1963 in Volume 345 Page 557, Deed Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company
Affects: Parcel 2 (Exact location not given)
14. Covenants, conditions, restrictions and reservations, including the terms and provisions therein contained in Deed
Recording Information: September 24, 1971 in Volume M-71 Page 10169, Deed Records of Klamath County, Oregon
(Affects Parcels 1, 2 and 4)
15. An Easement as reserved in Warranty Deed, including terms and provisions contained therein:
Recording Information: November 28, 1972 in Volume M-72 Page 13690, Deed Records of Klamath County, Oregon
Affects: Parcel 2

16. Rights of those tenants, as tenants only, as shown on Schedule 1 of that certain Assignment and Assumption Agreement (Leases and Security Deposits) by and between Grantor and Grantee of even date herewith.
17. Financing Statement, indicating a Security Agreement
Debtor: Flower Petals, Inc dba Petals
Secured Party: South Valley Bank & Trust
Recorded: February 16, 2011
Recording Information: 2011-1840, records of Klamath County, Oregon
18. Matters shown on that certain ALTA/ACSM Land Title Survey prepared by Republic National Land Surveyors, dated September 16, 2013.