

MTC98043 KR

AFTER RECORDING, RETURN TO:

Stoel Rives, LLP
900 SW Fifth Avenue, Suite 2600
Portland, OR 97204
Attn: Greg D. Corbin

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

Agency Seven, LLC
920 SW Sixth Ave, Suite 1400
Portland, OR 97204
Attn: John von Schlegell

AMERITITLE

2013-010986

Klamath County, Oregon

09/27/2013 11:20:28 AM

Fee: \$57.00

STATUTORY WARRANTY DEED

JWTR OREGON, LLC, an Oregon limited liability company ("**Grantor**"), conveys and warrants to AGENCY SEVEN, 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 FIVE HUNDRED FIFTY FIVE THOUSAND DOLLARS and NO/100 (\$555,000.00).

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.

STATUTORY WARRANTY DEED
74660987.1 0052347-00001

PAGE 1

57-ant.

DATED September 25, 2013.

GRANTOR:

JWTR Oregon, LLC
an Oregon limited liability company

By: *Samuel Porter*

Printed Name: Samuel Porter

Title: President

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument is acknowledged before me this 25th day of September, 2013, by Samuel Porter, President of JWTR Oregon, LLC, an Oregon limited liability company.

Kristi L. Redd

Notary Public for Oregon

commission expires: 11/16/2015



EXHIBIT A

Legal Description

Parcel 1:

That portion of the S1/2 NW1/4 SE1/4, Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying East of Crooked Creek, said land lying on the Easterly side of Crooked Creek.

TOGETHER WITH a perpetual right of way and easement for access to and egress from said parcel along and across a strip of land 30 feet in width running South of and parallel to the 1/16th line from Oregon State Highway No. 62 Westerly to the center of the SE1/4, Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

A parcel of land situate in Sections 12 and 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

All that portion of said Section 13 lying Easterly of the Easterly right-of-way line of Oregon State Highway Number 62.

ALSO, Beginning at a brass capped monument marking the Northwest corner NE1/4 of said Section 13; thence South 01° 18' 11" East along the center of section line 1329.05 feet to a 5/8 inch iron pin; thence North 83° 55' 56" East, 303.21 feet to a 5/8 inch iron pin; thence North 77° 27' 38" East 743.71 feet to a 5/8 inch iron pin; thence South 23° 27' 00" East 904.20 feet to a 5/8 inch iron pin; thence East 155.31 feet to a 5/8 inch iron pin on the Northwesterly bank of Crooked Creek; thence continuing East to the centerline of said Crooked Creek; thence Southerly along the centerline of said Crooked Creek to a point where said creek intersects the North line SE1/4 NW1/4 SE1/4 of said Section 13; thence South 89° 55' 34" East along said North line 1090 feet more or less to a 5/8 inch iron pin marking the Northeast corner of the SW1/4 NE1/4 SE1/4 of said Section 13; thence South 01° 46' 10" East 662.84 feet to a 5/8 inch iron pin marking the Southeast corner SW1/4 NE1/4 SE1/4 of said Section 13; thence South 89° 56' 02" East 661.13 feet to a 5/8 inch iron pin marking the Southeast corner of SE1/4 NE1/4 SE1/4 of said Section 13; thence North 01° 55' 38" West 1325.61 feet to a brass capped monument marking the East 1/4 corner of said Section 13; thence North 01° 00' 06" West along the section line 967.30 feet to a 5/8 inch iron pin on the Westerly right-of-way line of Oregon State Highway Number 62; thence North 11° 39' 31" West along said right-of-way line 1204.62 feet to a 5/8" iron pin marking a curve to the left; thence along the arc of said curve 518.12 feet to a 5/8" iron pin where said right-of-way line intersects the North line of said Section 13; thence South 89° 57' 13" West along said Section line 933.31 feet to a brass capped monument marking the Northwest corner of NE1/4 NE1/4 of said Section 13; thence North 00° 11' 02" West 1315.71 feet to a brass capped monument marking the Northeast corner of SW1/4 SE1/4 of said Section 12; thence

North 89° 44' 01" West 1335.05 feet to a brass capped monument marking the Northwest corner of SW1/4 SE1/4 of said Section 12; thence South 00° 45' 00" East 1322.61 feet to a brass capped monument marking the point of beginning.

EXCEPTING THEREFROM the following:

A parcel of land located in the NE1/4 NE1/4, Section 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point of intersection of the section line between Sections 12 and 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon; and Westerly right-of-way boundary of Oregon Highway 62 from which the section corner common to Sections 12 and 13, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and Sections 7 and 18, Township 34 South, Range 7 East of the Willamette Meridian, bears North 89° 57' 13" East 328.51 feet; thence South 89° 57' 13" West 993.31 feet along the Section line between Sections 12 and 13 to the East 1/16th corner common to Sections 12 and 13; thence South 1° 08' 54" East 150 feet along the West boundary of the NE1/4 NE1/4, said Section 13; thence North 89° 57' 13" East 1022.25 feet to a point of intersection with the Westerly limit of the right-of-way of Oregon Highway 62; thence along the Westerly limit of said right-of-way on a spiral curve whose long chord bears North 12° 19' 24" West 33.89 feet to the point of change from spiral to circular curve left, radius 5679.58 feet; thence along said curve, the long chord of which bears South 12° 55' 41" a distance of 119.89 feet to the point of beginning.

EXHIBIT B

Special Exceptions

1. Taxes for the fiscal year 2013-2014, a lien not yet due and payable.
2. The assessment roll and the tax roll disclose that the Property has been specially assessed as Farm Use Land. If the land 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.
3. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of the within described streams, rivers, lakes or other water bodies; and any adverse claim based on the assertion (a) that any portion of the Property has been removed from or brought within the Property's boundaries by the process of accretion or reliction or any change in the location of such water bodies; (b) that any portion of the Property has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940; or (c) that any portion of the Property is now or at any time has been below the ordinary high water line of such water bodies. The water body to which this exception pertains is: Sycan River.
4. Reservations, restrictions, and easements as contained in Deed recorded June 10, 1977 in Volume M77, page 10216, Microfilm Records of Klamath County, Oregon.
5. Reservations, restrictions and easements as contained in Deed recorded June 10, 1977 in Volume M77, page 10219, Microfilm Records of Klamath County, Oregon.
6. An easement created by instrument, subject to the terms and provisions thereof:

Dated: August 5, 1958
Recorded: August 18, 1958
Volume: 302, page 229, Deed Records of Klamath County, Oregon
7. Reservations as contained in Exchange Deed, subject to the terms and provisions thereof:

Dated: September 1, 1981
Recorded: October 8, 1981
Volume: M81, page 17803, Microfilm Records of Klamath County, Oregon