

WTC 100102 CT
RECORDING REQUESTED BY:
GRANTOR:
Swan Lake Organic, LLC
1530 16th Street, Suite 300
Denver, CO 80202

2014-001508
Klamath County, Oregon
02/21/2014 01:30:49 PM
Fee: \$52.00

GRANTEE:
Caledonia Properties, LLC
2795 Anderson Ave. #102
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO, and
AFTER RECORDING RETURN TO:
Caledonia Properties, LLC
2795 Anderson Ave. #102
Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED – STATUTORY FORM

Swan Lake Organic, LLC, a Colorado limited liability company, **Grantor**, conveys and specially warrants to Caledonia Properties, LLC, an Oregon 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, situated in the County of Klamath, State of Oregon:

See legal description attached hereto as Exhibit A

The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of Grantee.

Subject to covenants, conditions, restrictions, reservations, and easements of record, if any.

Subject to taxes and assessments which are not shown as existing liens, due or payable.

Subject to Agricultural Lease with Windy Ridge, LLC, dated August 20, 2012, which lease has an expiration date of November 1, 2017.

Grantor also transfers all irrigation systems on the subject property.

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under the Grantor.

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

52Amf

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 February 20, 2014.

Swan Lake Organic, LLC,
a Colorado limited liability company

By: [Signature]
Name: Aaron M Patech
Title: Authorized Representative

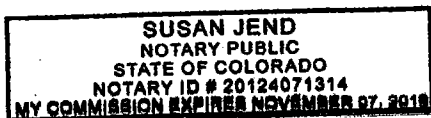
STATE OF Colorado

COUNTY OF Denver

This instrument was acknowledged before me on February 20, 2014, by Aaron M Patech as Authorized Representative of Swan Lake Organic, LLC, a Colorado limited liability company.

[Signature]

Notary Public, State of Colorado



My commission expires: Nov. 7, 2016

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