



2014-008138
Klamath County, Oregon
08/05/2014 11:51:47 AM
Fee: \$52.00

RECORDING REQUESTED BY:

GRANTOR:
RLF Running Y Ranch, LLC
1530 16th Street, Suite 300
Denver, CO 80202

GRANTEE:
Potato Karma, LLC
PO Box 830
Merrill, OR 97633

SEND TAX STATEMENTS TO:
Potato Karma, LLC
P.O. Box 830
Merrill, OR 97633

AFTER RECORDING RETURN TO:
Potato Karma, LLC
P.O. Box 830
Merrill, OR 97633

Escrow No: 471814032185-TTMIDWIL20

Portions of 3800-00600, 00700, 00000, 002200,
Klamath, County Oregon

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

RLF Running Y Ranch, LLC, Grantor, conveys and specially warrants to

Potato Karma, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:
SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$9,250,000.00.
(See ORS 93.030)

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.

471814032185-TTMIDWIL20
Deed (Warranty-Statutory)

DATED: 7/31/2014

RLF Rungho Y Ranch, LLC

BY: [Signature]
B. Joseph Leininger, Authorized Representative

State of Colorado
COUNTY of Denver

This instrument was acknowledged before me on July 31st, 2014

by B. Joseph Leininger, Authorized Representative
Susan Jend Notary Public - State of Colorado
My commission expires: Nov. 7, 2016

SUSAN JEND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124071314
MY COMMISSION EXPIRES NOVEMBER 07, 2016

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

Parcels 1 and 2 of Land Partition 01-14, being a re-plat of Parcel 3 of Land Partition 06-12, situated in Sections 20, 21, 22, 26, 27, 28 and 34 in Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded March 6, 2014 in Volume 2014-001902, Microfilm Records of Klamath County, Oregon.

TRACT 2:

Parcel 2 of Land Partition 22-13, being a replat of Parcel 1 of Land Partition 06-12 situated in Section 6, 7, 8, 9, 16, 17 and 18, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, recorded October 25, 2013 in Volume 2013-012035, Microfilm Records of Klamath County, Oregon.

TRACT 3:

A tract of land situated in Section 6 and 7, Township 38, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly boundary of State Highway 140 West 658 feet North (610 feet of Klamath County Survey 4035) of the East-West centerline of said Section 7; thence following the Caledonia-Wocus division line South 88°04'41" West to the Southerly boundary of said highway which is the TRUE POINT OF BEGINNING, then continuing to follow the Caledonia-Wocus division line South 88°04'41" West to a stone marked with a cross, mention as the "place of beginning" in Deed Volume 47, page 331, Deed Records of Klamath County, Oregon, located at the Easterly end of the cross-dike between the Caledonia and Wocus Tracts, which point is 2621 feet West of the section line common to Sections 7 and 8, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 24° East 100 feet; thence North 66° West 1050 feet, more or less, to the centerline of the Caledonia Canal in the SE1/4 of the NW1/4 of Section 7, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly along the centerline of said Caledonia Canal to the intersection of said centerline with the Southerly boundary of State Highway 140 West; thence Southeasterly along the Southerly boundary of said highway to the point of beginning.