

**2014-009001****Klamath County, Oregon****08/29/2014 11:28:06 AM****Fee: \$57.00****After recording return to:**

Andy Aley, Esq.
Garvey Schubert Barer
1191 Second Ave, Suite 1800
Seattle, WA 98101-2939

**Until a change is requested, all
tax statements shall be sent to
the following address:**

Incident Catering Services, LLC
c/o Alpine Pacific Capital, LLC
Attn: Todd Marker
520 Pike Street, Suite 2375
Seattle, WA 98101

STATUTORY SPECIAL WARRANTY DEED

RAYDON INVESTMENTS, LLC, an Oregon limited liability company, Grantor, whose address is 307 W Sisters Park, Dr., Sisters, OR 97759, conveys and specially warrants to Incident Catering Services, LLC, a Washington limited liability company, whose address is c/o Alpine Pacific Capital 520 Pike Street, Suite 2375, Seattle, WA 98101, the real property described on Exhibit A attached hereto and by this reference incorporated herein, free of encumbrances created or suffered by the Grantor, except as specifically set forth on Exhibit B attached hereto.

The true and actual consideration for this conveyance is \$0 and consists of other property or value given.

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.

DATED this 27 day of Aug, 2014.

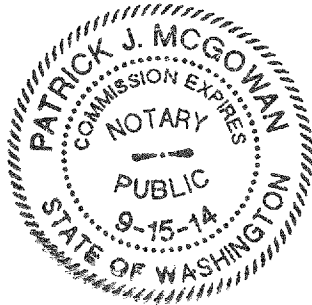
RAYDON INVESTMENTS, LLC, by Incident Catering Services, LLC, its Managing Member

By: [Signature]
Name: Ray Keener
Title: Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Ray Keener, the Manager of by Incident Catering Services, Managing Member of Raydon Investments, LLC, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: August 27, 2014. [Signature]



NOTARY PUBLIC in and for the State of Washington, Residing at Redmond, WA

Patrick J. McGowan
(Printed or Stamped Name of Notary)

My appointment expires 9-15-2014

EXHIBIT A

A parcel of land lying in the NE1/4 NE1/4 Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at a point at the Southwest corner of said NE1/4 NE1/4; thence East a distance of 30 feet; thence North along the Easterly right of way of a 60 foot road a distance of 660 feet to the true point of beginning; thence continuing North along said Easterly right of way a distance of 490 feet; thence East 234 feet; thence South 490 feet; thence West 234 feet to the true point of beginning.

EXHIBIT B

Taxes for the fiscal year 2014-2015, a lien, not yet due and payable.

Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

Grant of Right of Way, subject to the terms and provisions thereof;

Dated: January 17, 1957

Recorded: January 21, 1957

Volume: 289, page 225, Deed Records of Klamath County, Oregon

In Favor of: The California Oregon Power Company, a California corporation

For: Right of Way for two pole or tower and wire lines and other facilities
for the transmission and distribution of electricity.

Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by Survey No. 2589 on file in the Klamath County Surveyor's Office; the fact that the fence delineated on said survey does not coincide with the record legal description