



After recording return to:

Wilks Ranch Oregon , LTD, a Partnership

PO Box 111

Cisco, TX 76437

2014-010849

Klamath County, Oregon

10/16/2014 12:45:26 PM

Fee: \$57.00

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

Wilks Ranch Oregon , LTD, a Partnership

PO Box 111

Cisco, TX 76437

Escrow No. MT101504CT

Title No. 0101504

SWD r.020212

STATUTORY WARRANTY DEED

Powell-Roseberry LLC, an Oregon Limited Liability Company, as to Parcels 1 through 10 and Pine Mountain Cattle Company, an active Washington Corporation, as to Parcel 11

Grantor(s), hereby convey and warrant to

Wilks Ranch Oregon , LTD, a Partnership,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"together with all water right permits and certificates appurtenant to the property, along with any irrigation diversion, irrigation ditch or reservoir easements, licenses or permits associated with the water rights ; and, together with all grazing permits and leases of the Seller."

Together with one hundred percent (100%) of the mineral, wind, air, timber and water interests owned by Grantor and one hundred percent (100%) of the Executive Rights owned by Grantor.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Grant

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 16 day of October, 2014

Powell-Roseberry LLC, an Oregon Limited Liability Company

BY: Garrett L. Roseberry
Garrett L. Roseberry, Manager

Pine Mountain Cattle Company, an active Washington Corporation

BY: Garrett L. Roseberry
Garrett L. Roseberry, President

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 16, 2014 by Garrett L. Roseberry, as Manager for Powell-Roseberry LLC, an Oregon Limited Liability Company

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016



State of Oregon
County of Klamath

This instrument was acknowledged before me on October 16, 2014 by Garrett L. Roseberry, as President for Pine Mountain Cattle Company, an active Washington Corporation.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016



EXHIBIT "A"

PARCEL 1

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 15: W1/2 SW1/4

Section 16: NE1/4 SE1/4, S1/2 SE1/4, EXCEPTING THEREFROM:

Beginning at a point 208.7 feet West of the Northeast corner of the SW1/4 of the SE1/4 of Section 16, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 208.7 feet; thence West 208.7 feet; thence North 208.7 feet; thence East 208.7 feet to the point of beginning.

Section 21: E1/2 NE1/4, N1/2 NW1/4, SW1/4 NW1/4, NW1/4 SW1/4

Section 22: NW1/4

PARCEL 2

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: SW1/4 SE1/4

Section 28: W1/2 SW1/4

Section 29: N1/2 NE1/4, SE1/4 NE1/4, NE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 19: S1/2 SE1/4

Section 20: W1/2 SW1/4, NE1/4 SW1/4, NW1/4 SE1/4

Section 29: SE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: SE1/4 SW1/4

Section 29: NW1/4, N1/2 SW1/4, SW1/4 SW1/4, SW1/4 NE1/4, W1/2 SE1/4

Section 30: E1/2, E1/2 W1/2 EXCEPTING THEREFROM that portion of Land Partition 32-04 lying in Section 30.

Parcel 2 of Land Partition 32-04 being the E1/2 E1/2 of Section 2 and Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, Sections 6 and 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and Sections 30 and 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: NW1/4, W1/2 NE1/4

Section 29: SE1/4 SW1/4

EXCEPT THEREFROM that portion of the above described parcels conveyed to Klamath County by instrument recorded May 7, 1969 in Volume M69, page 3418 through 3423, Microfilm Records of Klamath County, Oregon.

PARCEL 3

Parcel 3 of Land Partition 32-04 being in the E1/2 E1/2 of Section 2 and Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, Sections 6 and 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and Sections 30 and 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The W1/2 E1/2 and SE1/4 SE1/4 Section 33, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, AND all of Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING the SE1/4 SE1/4 NW1/4, SW1/4 SW1/4 NE1/4 and SE1/4 SE1/4 and NW1/4 NE1/4.

ALSO ALL of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT the NW1/4 SE1/4 NE1/4, N1/2 of Government Lot 4 (N1/2 NW1/4 NW1/4), N1/2 N1/2 NE1/4 SW1/4, N1/2 S1/2 NW1/4 SE1/4, S1/2 S1/2 SW1/4 SE1/4, S1/2 S1/2 SE1/4 SE1/4.

PARCEL 5

The N1/2 S1/2 NW1/4 SE1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The N1/2 N1/2 NE1/4 SW1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The SE1/4 SE1/4, Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 32: W1/2, W1/2 E1/2

Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: All

Section 8: All

PARCEL 9

All of Section 9, EXCEPTING THEREFROM the S1/2 S1/2 NW1/4 NW1/4 and N1/2 N1/2 SW1/4 NE1/4, and the N1/2 S1/2 NE1/4 NE1/4, and the S1/2 S1/2 NW1/4 SE1/4, and the S1/2 N1/2 SE1/4 SW1/4, and the S1/2 S1/2 NW1/4 SW1/4, and the N1/2 S1/2 SW1/4 SW1/4, and the S1/2 N1/2 SE1/4 NW1/4, all in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10

The S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11

NW1/4 NE1/4 Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.