

**2014-010850****Klamath County, Oregon****10/16/2014 12:45:26 PM****Fee: \$47.00**

After recording return to:

Wilks Ranch Oregon , LTD, a Partnership

PO Box 111

Cisco, TX 76437

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**Garrett Roseberry,**

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:

SE1/4 SE1/4 NW1/4; SW1/4 SW1/4 NE1/4 Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

"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 **\$186,870.00**

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:

4/ant.

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.

Garrett Roseberry
Garrett Roseberry, Individually

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 16, 2014 by Garrett Roseberry.

Cherice F Treasure
(Notary Public for Oregon)

My commission expires 6/17/2016

