

18. 2360724-ALF

2015-001260
Klamath County, Oregon
02/12/2015 09:39:29 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

STATUTORY WARRANTY DEED

River Springs Ranch Corp., an Oregon S corporation,

Grantor, hereby conveys and warrants to

Wilks Ranch Oregon, LTD, a Partnership,

Grantee, 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 that are owned by Grantor, if any, along with any irrigation diversion, irrigation ditch or reservoir easements, licenses or permits associated with the water rights that are owned by Grantor, if any; and, together with all grazing permits and leases held by Grantor, if any."

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

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

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:

Easements, encroachments, gaps, gores, and anything that is disclosed by the ALTA survey provided to Buyer from Seller dated January 7, 2015.

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

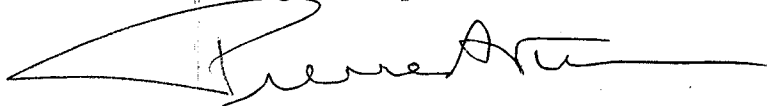
F.
62.00

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 3rd day of February, 2015.

GRANTOR:

**RIVER SPRINGS RANCH CORP.,
an Oregon S-corporation**



PIERRE A. KERN, PRESIDENT

State of ~~Oregon~~ California
County of ~~Klamath~~ Santa Barbara

This instrument was acknowledged before me on 2-3, 2015 by Pierre Kern, as President of River Springs Ranch Corp., an Oregon S-corporation.



California
(Notary Public for ~~Oregon~~)

My commission expires

Aug 12, 2018

**EXHIBIT A
to
Statutory Warranty Deed**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

The following described real property situate in Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Section 9: All

Section 10: The SW 1/4 NW 1/4, the E 1/2 SW 1/4, and the SE 1/4

Section 14: The S 1/2 S 1/2

Section 15: All

Section 16: All

Section 22: The NE 1/4, the N 1/2 NW 1/4, and the SW 1/4 NW 1/4

Section 23: The N 1/2 NE 1/4, and the NW 1/4

Parcel 2:

All in Township 36 South, range 13 East of the Willamette Meridian, Klamath County, Oregon

Section 11: E 1/2 and the SW 1/4

Section 12: All

Section 13: NE 1/4, N 1/2 NW 1/4 and E 1/2 SE 1/4

Section 24: N 1/2 and N 1/2 SE 1/4

Parcel 3:

The S 1/2 NW 1/4, the SW 1/4 and the W 1/2 SE 1/4 of Section 13 and the N 1/2 and the N 1/2 S 1/2 of Section 14, all in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

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

Section 18: Government Lots 1, 2, 3 and 4.

Parcel 5:

The E 1/2, E 1/2 W 1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

The fractional N 1/2, N 1/2 N 1/2 N 1/2 SE 1/4; N 1/2 N 1/2 NE 1/4 SW 1/4; N 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 S 1/2 NE 1/4 SW 1/4; S 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SE 1/4 SW 1/4; S 1/2 S 1/2 NW 1/4 SE 1/4; N 1/2 N 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SE 1/4; N 1/2 S 1/2 SW 1/4 SW 1/4; S 1/2 N 1/2 NW 1/4 SW 1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84 page 417 deed records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

Parcel 7:

The S 1/2 N 1/2 NE 1/4 SE 1/4, and N 1/2 S 1/2 NE 1/4 SE 1/4, EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 8:

N 1/2 S 1/2 SE 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 9:

The S 1/2 N 1/2 NW 1/4 SE 1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.