2015-004804 Klamath County, Oregon

00169414201500048040020024

05/12/2015 02:51:39 PM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

JWTR, LLC c/o Douglas C. MacCourt ATER WYNNE LLP 1331 NW Lovejoy Street, Suite 900 Portland, OR 97209

UNTIL A CHANGE IS REQUESTED, SEND ALL TAX STATEMENTS TO:

JWTR, LLC Attn: Cathy Chapel 6400 Highway 66 Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

JOSEPH M. CHARTER, Trustee, in his capacity as the duly appointed Chapter 7 Trustee in Bankruptcy Case, *In re Sierra Cascade LLC*. U.S. Bankruptcy Court for the District of Oregon Case No. 12-61198-tmr7 ("Grantor"), acting in his capacity as Trustee for the Bankruptcy Estate of Sierra Cascade LLC, and not individually, by virtue of the power and authority given a bankruptcy trustee under the laws of the United States of America, conveys to JWTR, LLC, an Oregon limited liability company ("Grantee"), all right, title and interest, if any, vested in the subject property described herein at the time of the filing of the above referenced bankruptcy case, and which passed to the Bankruptcy Estate by operation of law and became subject to administration of the Trustee, together with all after acquired title of the Bankruptcy Estate, if any, all tenements, hereditaments, appurtances thereunto belonging, or in any way appertaining, situated in Klamath County, Oregon, which real property is described as follows:

Township 27 South, Range 8 East of the Willamette Meridian Section 29: N ½ of NE ¼

The true consideration for this conveyance includes good and valuable consideration other than money, the receipt and sufficiency of which is acknowledged.

Grantor makes this conveyance without any warranties express or implied. This conveyance and release is intended to transfer all of the Bankruptcy Estate's interest, if any, in the subject property described herein, to the Grantee, in its existing condition, "AS IS," without any warranties express or implied. Grantee's recording of this deed indicates Grantee's acceptance of this conveyance and release upon that basis.

Grantor covenants that this deed is to be absolute in effect as pertains to the Bankruptcy Estate and conveys whatever right, title and interest the Bankruptcy Estate may have in the described property, if any. This conveyance and release is not intended to operate as a mortgage, trust deed or security of any kind.

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.

	trustee for the BANKRUPTCY ESTATE OF SIERRA CASCADE, LLC, in U.S. Bankruptcy Court for the
	District of Oregon Case No. 12-61198-tmr7
	By: Joseph M. Charter, Trustee
STATE OF OREGON)	
County of TACKSON) ss.	
This instrument was acknowledged be by JOSEPH M. CHARTER, Trustee , in his	efore me on this 214 day of October , 2014 capacity as duly appointed Chapter 7 trustee in Bankruptcy

OFFICIAL STAMP
M. LYNN GUION
NOTARY PUBLIC-OREGON
COMMISSION NO. 924635
MY COMMISSION EXPIRES JANUARY 29, 2016

No. 12-61198-tmr7.

M. Lynn Sucon
Notary Public for Oregon
My Commission Expires: Jan. 29, 2018