

GREEN Diamond resource

2015-004805

Klamath County, Oregon



00169415201500048050020020

05/12/2015 02:52:12 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

**BARGAIN AND SALE DEED**

**DAVID B. WIRTH and DIANA R. WIRTH**, individually, and **MLM PUMICE & CINDERS, LLC**, a Delaware limited liability company ("**Grantors**"), conveys to **JWTR, LLC**, an Oregon limited liability company ("**Grantee**"), all right, title and interest in the mineral royalty reserved in that certain Statutory Quitclaim Deed dated and recorded November 8, 2001 in Volume M01, page 57454, Deed Records, for the real property located in Klamath County, Oregon, which real property is described as follows:

Township 27 South, Range 8 East of the Willamette Meridian  
Section 29: N½ NE¼

The true consideration for this conveyance includes good and valuable consideration other than money, the receipt and sufficiency of which is acknowledged. This transaction is based on a settlement and a separate sale, each approved by the U.S. Bankruptcy Court for the District of Oregon in *In re Sierra Cascade LLC*, Case No. 12-61198-fra7.

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.

Grantors have executed this Bargain and Sale Deed this 3rd day of November, 2014.

GRANTORS:

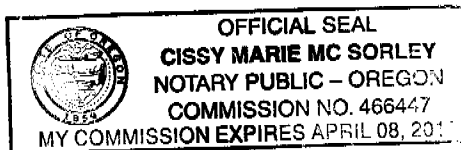
David B. Wirth  
David B. Wirth  
Diana R. Wirth  
Diana R. Wirth

MLM PUMICE & CINDERS, LLC,  
a Delaware limited liability company

By: David B. Wirth  
Printed Name: DAVID B. WIRTH  
Title: Manager

STATE OF OREGON )  
County of Klamath ) ss.

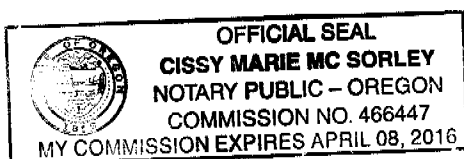
This instrument was acknowledged before me on this 3rd day of November, 2014 by **David B. Wirth**, in his individual capacity and on behalf of **MLM PUMICE & CINDERS, LLC**, a Delaware limited liability company.



Cissy Marie McSorley  
Notary Public for Oregon  
My Commission Expires: April 08 2016

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 3rd day of November, 2014 by **Diana R. Wirth**.



Cissy Marie McSorley  
Notary Public for Oregon  
My Commission Expires: April 08 2016