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After Recording, Return To:

R&C AG, L.L.C.
29303 Demeritt Road
Malin, OR 97632

2015-007013
Klamath County, Oregon
06/30/2015 12:05:35 PM
Fee: \$72.00

**Until A Change Is Requested,
Send All Tax Statements To:**

Same as above

Space above reserved for recorder

**SPECIAL WARRANTY DEED
(Klamath County)**

GREEN DIAMOND RESOURCE COMPANY, a Washington corporation ("**Grantor**"), conveys and specially warrants to R&C AG, L.L.C., an Oregon limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances created or suffered by the Grantee except as specifically set forth herein;

TOGETHER WITH all rights, privileges and interests appurtenant thereto, including (i) all trees growing or down and logs, fiber and woody biomass located thereon; (ii) all of Grantor's interest and rights in minerals, oil and gas, gravel and rock located thereon or thereunder; (iii) all of Grantor's right, title and interest in, to and under all structures, facilities and improvements, including all buildings, bridges and gates; (iv) all of Grantor's right, title and interest in, to and under all fixtures, systems, equipment and other items of personal property attached or appurtenant thereto; (v) all of Grantor's right, title and interest in, to and under all easements, road use agreements, rights-of-way and licenses appurtenant thereto, to the extent assignable and transferable; (vi) all of Grantor's interest in water rights appurtenant to or used in connection with the Property, including any rights, agreements or contracts related to the delivery of water to the extent they relate to the Property and stock in water companies providing water to the Property; and (vii) all of Grantor's right, title and interest in, to and under all licenses, permits, approvals and franchises relating to the zoning, land use, ownership, operation, occupancy, construction or maintenance thereof running to or in favor of the Grantor or the Property, to the extent assignable and transferable.

The true consideration for this conveyance stated in terms of dollars is \$543,700.

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SUBJECT TO, and excepting and excluding from the covenants and warranties described herein and in ORS 93.850, the matters set forth on attached **Exhibit B**.


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.

[Signature and acknowledgement on following page.]

DATED this 23rd day of June, 2015.

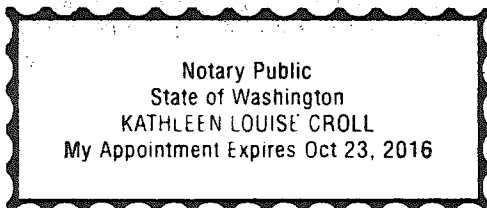
GRANTOR:

Green Diamond Resource Company,
a Washington corporation

By:  m
Douglas S. Reed, President

STATE OF WASHINGTON)
)ss.
County of KING)

The foregoing instrument is acknowledged before me this 23rd day of June, 2015, by Douglas S. Reed as President of Green Diamond Resource Company, a Washington corporation.



Kathleen Louise Croll
Notary Public for Washington
Commission No.: 162364
My commission expires: Oct. 23, 2016

Exhibit A

Legal Description of Property

Section 28 - SW1/4 NW1/4, N1/2 SW1/4, SW1/4 SW1/4

Section 33 - The W1/2 NW1/4 EXCEPTING THEREFROM the following: Beginning at the Southeast corner of the W1/2 NW1/4; thence North 215 feet; thence West 200 feet; thence South 215 feet to the South line of said property; thence East 200 feet to the point of beginning.

All being in Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Exhibit B

Exceptions to Title

1. Liens for current year real property taxes not yet due or payable.
2. Discrepancies and conflicts in boundary lines, encroachments, shortage of area and similar matters which an ALTA survey would disclose to the extent such matters do not materially impair the use of the Property or improvements thereon as currently used by Grantor.
3. Rights of the public in roads and highways.
4. Rights of way for utility lines now installed on the Property.
5. Unpatented mining claims.
6. Reservations in federal patents or in acts authorizing the same.
7. Zoning, entitlement, conservation restrictions and other land use and environmental regulations by any applicable federal, state or local municipal entity or government or other administrative, judicial or other governmental department, commission, court, board, bureau, agency or instrumentality applicable to the Property.
8. The assessment roll and the tax roll disclose that the premises herein described were zoned and classified for farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
9. The premises herein described are within and subject to the statutory powers, including the power of assessment and easement of Klamath Lake Grazing Patrol

10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: February 25, 1948
Instrument No.: Book: 217, Page: 253
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company
Recorded: June 14, 1956
Instrument No.: Book: 284, Page: 142
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Pacific Power & Light Company
Recorded: October 12, 1965
Instrument No.: M65, Page 02570
13. Road Use Permit, including the terms and provisions thereof:
Dated: December 18, 1995
Recorded: March 26, 1996
Instrument No.: M96, Page: 08279
Between: Weyerhaeuser Company
And: US West Communication
14. The provisions contained in Deed:
Recorded: August 30, 1996
Instrument No.: M96, Page 26895
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Telephone Utilities of Eastern Oregon, Inc. dba PTI Communications
Recorded: October 24, 1997
Instrument No.: M97, Page 34986

16. Easement, Road Use Agreements, and Rights-of-Way Assignment and Assumption Agreement, including the terms and provisions thereof:
Dated: September 25, 2014
Recorded: September 29, 2014
Instrument No.: 2014-010042
Between: JWTR, LLC, an Oregon limited liability company and JWTR Oregon, LLC, an Oregon limited liability company
And: Green Diamond Resource Company, a Washington corporation.