

**After Recording, Return To:**

EPC Green Diamond LLC  
c/o Green Diamond Resource Company  
1301 Fifth Avenue, Suite 2700  
Seattle, WA 98101-2613  
Attn: General Counsel

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

Same as above

File No. Chapman (62371AM)

Space above reserved for recorder

**STATUTORY WARRANTY DEED**

RLF KLAMATH PROPERTIES, LLC, a Colorado limited liability company ("**Grantor**"), conveys and warrants to EPC GREEN DIAMOND LLC, a Washington limited liability company ("**Grantee**"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "**Property**"), free of encumbrances except as specifically set forth herein;

TOGETHER WITH all of Grantor's right, title, and interest in all rights appurtenant thereto (including any Chapman Reservoir rights and any water rights appurtenant to the Property (except for Certificate of Water Right No. 5055), mineral rights and access rights) and all improvements, timber and fixtures located on the Property; and .

The true consideration for this conveyance stated in terms of dollars is \$3,190,900.

SUBJECT TO all matters of record and liens of taxes, assessments, and other governmental charges not yet due and payable.

RESERVING TO GRANTOR, Certificate of Water Right No. 5055.

IN ADDITION, GRANTOR covenants as follows: Grantor shall be solely responsible for the cost of erecting and maintaining any fencing along the north boundary and west boundary of Parcel 2 of Land Partition 12-15, being a replat of Parcel 3 of LP 13-13, situated in the E1/2NE1/4 Section 8, Section 9, 10, the SW1/4 of Section 14, Sections 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29 & 30 all in Township 37 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon recorded August 24, 2015 in Volume 2015-009393, Records of Klamath County, Oregon ("Parcel 2 LP12-15"); as necessary to exclude livestock that Grantee or Grantee's tenants, licensees, or permittees allow to graze on the Property. This covenant shall burden, touch and concern Parcel 2 LP12-15.

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 31<sup>st</sup> day of August, 2015.

**GRANTOR:**

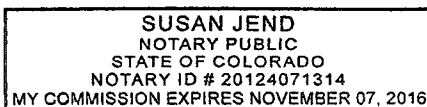
RLF Klamath Properties, LLC,  
a Colorado limited liability company

By: [Signature]

NAME: B. Joseph Leininger  
TITLE: AUTHORIZED REPRESENTATIVE

STATE OF Colorado )  
COUNTY OF Denver )

The foregoing instrument is acknowledged before me this 31<sup>st</sup> day of August, 2015 by B. Joseph Leininger as Authorized Representative of RLF KLAMATH PROPERTIES, LLC, a Colorado limited liability company.



[Signature]  
Notary Public for Colorado

Commission No.: 2012 4071314

My Commission Expires: Nov. 7, 2016

**EXHIBIT A**  
**Legal Description of Property**

Chapman Ranch:

**Parcel 1**

Parcels 1 and 2 of Land Partition 13-13 situated in Sections 1, 2, 3, NE1/4 of Section 4, Sections 11, 12, 13, NE1/4 of Section 14, and the E1/2 of Section 24 of Township 37 South, Range 10 East of the Willamette Meridian and Sections 7, 8, 9, the W1/2 of Section 10, the SW1/4 of Section 14, Sections 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29 and 30 of Township 37 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon, recorded December 18, 2013 in Volume 2013-013854, Records of Klamath County, Oregon. EXCEPTING FROM Parcel 2, that portion platted within Land Partition 10-14.

**Parcel 2:**

Parcels 1, 2 and 3 of Land Partition 10-14, situated in Sections 11, 12, 13, NE1/4NE1/4 of 14 and the E1/2E1/2 of 24, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded March 5, 2015 in Volume 2015-001954, Records of Klamath County, Oregon.

**Parcel 3**

Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon  
Section 10: NW1/4NW1/4  
Section 11: W1/2SW1/4

**Parcel 4:**

Parcels 1 and 3 of Land Partition 12-15, being a replat of Parcel 3 of LP 13-13, situated in the E1/2NE1/4 Section 8, Section 9, 10, the SW1/4 of Section 14, Sections 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29 & 30 all in Township 37 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon recorded August 24, 2015 in Volume 2015-009393, Records of Klamath County, Oregon.