

**2016-006029****Klamath County, Oregon****06/08/2016 12:16:20 PM****Fee: \$62.00**

AFTER RECORDING, RETURN TO:

Fort Klamath Land Company, LLC
2005 Husted Road
Portland, OR 97225

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

Fort Klamath Land Company, LLC
2005 Husted Road
Portland, OR 97225

WARRANTY DEED

1789 LAND COMPANY LLC, an Oregon limited liability company, Grantor, conveys and warrants to FORT KLAMATH LAND COMPANY, LLC, a Delaware limited liability company, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$5,586,000.00.

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 1st day of June, 2016.

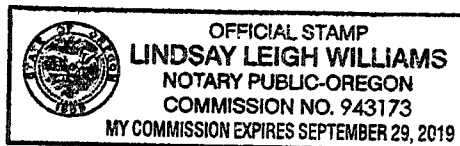
GRANTOR:

1789 LAND COMPANY LLC, an Oregon
limited liability company

By: 
John E. von Schlegell, Manager

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on the 1st day of June, 2016,
by John E. von Schlegell as Manager of 1789 Land Company LLC, an Oregon limited liability
company.





Notary Public for Oregon
My commission expires: September 29, 2019

EXHIBIT A

Legal Description

Parcel 1:

The SW1/4 of Section 31, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 of Section 31, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and a tract of land being a portion of the SW1/4 of Section 32, described as follows:

Beginning at a point 360 feet East of the Northwest corner of the SW1/4 of Section 32; thence South 2640 feet to the Township line; thence West 360 feet to the section line between Sections 31 and 32; thence North along said section line 2640 feet to the Northwest corner of the SW1/4 of Section 32; thence East to the point of beginning.

EXCEPTING therefrom the West 60 feet of the SE1/4 of Section 31, for road purposes, conveyed by Volume 149 at page 484, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County for road purposes in Deed Volume 295 at page 148, Deed Records of Klamath County, Oregon.

Parcel 2:

Parcel 2 of Land Partition 02-16

Situated in the E1/2 NE1/4, E1/2 SE1/4, SW1/4 SE1/4, SE1/4 SW1/4 of Section 29, and the NE1/4 NW1/4, N1/2 NE1/4, S1/2 N1/2 lying South of Seven Mile Road, and the SE1/4, SW1/4 EXCEPTING the West 360', of Section 32, and all of Section 33, in Township 33 South, Range 7 1/2 East, W.M., Klamath County, Oregon.

And that portion of Government Lots 1, 2, 3, and 4, of Section 4 and Government Lot 1 of Section 5, in Township 34 South, Range 7-1/2 East, W.M., Klamath County, Oregon, more particularly described as follows;

Beginning at the quarter section corner on the North line of Section 4; thence South along the East line of Government Lots 1 and 4, 1989.5 feet; thence North 62°37' West, 4328.3 feet to the North line of Section 5; thence East along the North line of Section 5 and 4, 3862 feet, more or less to the point of beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
(None due as of the date of this policy)
2. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
3. Special Assessment disclosed by the Klamath tax rolls:
For: Wood River District Improvement Company
4. Special Assessment disclosed by the Klamath tax rolls:
For: Meadows Drainage District
5. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
6. The provisions contained in Patents,
Instrument No.: Volume 6, page 543, Deed Records.
Volume 8, page 32, Deed Records
Volume 8, page 34, Deed Records
Volume 10, page 476, Deed Records
Volume 11, page 383, Deed Records
Volume 11, page 433, Deed Records
Volume 11, page 434, Deed Records
Volume 22, page 18, Deed Records
As follows: See patents for particulars.
7. Agreement and the terms and conditions contained therein
Between: Klamath Meadows Company, a corporation
And: The California-Oregon Power Company
Purpose: Release of claim for damages
Recorded: January 10, 1929
Instrument No.: Volume 85, page 123 and 125, Deed Records
8. 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 23, 1940
Instrument No.: Volume 127, page 265

9. 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, a California corporation
Recorded: January 7, 1955
Instrument No.: Volume 271, page 411, Deed Records
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: County of Klamath, Oregon
Recorded: March 24, 1972
Instrument No.: M72, page 3142