



AFTER RECORDING, RETURN TO:

Jeffrey H. Keeney, Esq.
Tonkon Torp LLP
1600 Pioneer Tower
888 SW Fifth Avenue
Portland, OR 97204-2099

2016-006122
Klamath County, Oregon
06/10/2016 01:55:50 PM
Fee: \$57.00

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

1789 Land Company LLC
920 SW Sixth Avenue, Suite 1400
Portland, OR 97202

WARRANTY DEED

ROBINSON BEST, LLC, an Oregon limited liability company, Grantor, conveys and warrants to 1789 LAND COMPANY LLC, an Oregon 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 \$150,000, together with the exchange of like-kind real property pursuant to a tax-deferred exchange under Section 1031 of the Internal Revenue Code.

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 8 day of June, 2016.

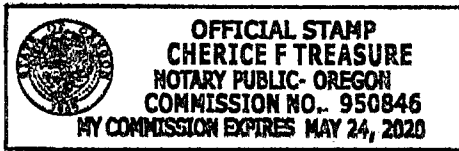
GRANTOR:

ROBINSON BEST, LLC, an Oregon limited liability company

By: Lee V. Traynham
Lee V. Traynham, Authorized Member

STATE OF OREGON)
County of Klamath) ss.

The foregoing instrument was acknowledged before me on the 8 day of June, 2016, by Lee V. Traynham as Authorized Member of Robinson Best, LLC, an Oregon limited liability company.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5/24/2020

EXHIBIT A

Legal Description

Parcel 3 of Land Partition 03-16, being a replat of Parcels 1, 2 & 3 of Land Partition, 86-07, a replat of Parcel 1 of Land Partition, 15-06, Situated in the SW 1/4 NE 1/4, SE 1/4 NW 1/4, SE 1/4 of Section 21, The W 1/2 of Section 22, W 1/2 of Sections 27 and Section 28, All in Township 33 South, Range 7 1/2 East, of the Willamette Meridian, Klamath County, Oregon. Recorded May 19, 2016 in Instrument No. 2016-005267.

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.
2. 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.
3. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Wood River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.
4. Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Wood River.
5. All matters arising from any shifting in the course of Wood River including but not limited to accretion, reliction and avulsion.