



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James A. Smejkal  
42142 NW Palace Drive  
Banks, OR 97106

Until a change is requested all tax statements  
shall be sent to the following address:

James A. Smejkal  
42142 NW Palace Drive  
Banks, OR 97106

File No. 92685AM

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**SPECIAL WARRANTY DEED**

**Green Diamond Resource Company, a Washington Corporation,**

Grantor(s) hereby conveys and specially warrants to

**James A. Smejkal ,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is **.\$186,100.00**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

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 14 day of July, 2016.

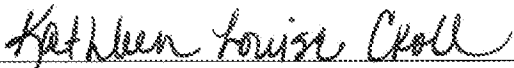
Green Diamond Resource Company,  
a Washington Corporation

  
By: Douglas S. Reed, President

STATE OF Washington    )  
  ) ss:  
COUNTY OF King        )

On this 14 day of July, 2016, before me, Kathleen Louise Croll, a  
Notary Public in and for said state, personally appeared, Douglas S. Reed, President for Green  
Diamond Resource Company, a Washington corporation, known or identified to me to be the  
same person(s) whose name(s) is ~~are~~ subscribed to the within Instrument and acknowledged to  
me that he ~~she/they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written.

  
NOTARY PUBLIC in and for the State of Washington  
Residing at: Hairlake Terrace, WA  
My Commission Expires: 10-23-2016

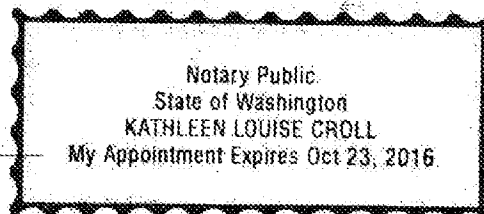


EXHIBIT 'A'

File No. 92685AM

BENSON/PATE

PARCEL 1:

The S1/2 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the centerline of Forest Service Road No. 3401 as described in Deed recorded September 29, 1978 in Volume M78, page 21758, Microfilm Records of Klamath County, Oregon and West of U.S. Highway No. 97, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded June 29, 1990 in Volume M90, page 12909, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The S 1/2 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of the centerline of Forest Service Road No. 3401 as described in Deed recorded September 29, 1978 in Volume M78, page 21758, Microfilm Records of Klamath County, Oregon.

KOEHLER/MULVANY

PARCEL 1:

A portion of the NE1/4 of Section 21 lying West of State Highway No. 97, in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the North line of said Section 21 and the Westerly right-of-way line of State Highway No. 97, said point also being North 89° 38' 45" West 468.2 feet from the Northeast corner of said Section 21; thence North 89° 38' 45" West, along the North line of said Section 21, 900.34 feet to the true point of beginning of this description; thence South 1° 56' 30" West 1089.47 feet; thence South 88° 03' 30" East 900 feet to the Westerly right-of-way line of said Highway No. 97; thence South 1° 56' 30" West, along said right-of-way line, 580 feet, more or less, to the center of a road approach to said Highway No. 97; thence following the centerline of said road, the meander line being as follows: South 64° 44' West, 253.0 feet; South 63° 47' West, 213.4 feet; North 57° 27' West, 323.3 feet; North 76° 06' West, 136.0 feet; North 60° 27' West, 129.6 feet; North 33° 58' West, 191.0 feet; North 11° 01' West, 92.1 feet; North 39° 16' West, 56.0 feet; thence, leaving said road, West 1020.4 feet, more or less, to the West line of said NE1/4 of Section 21; thence Northerly along said West line of said NE1/4 of Section 21, 1346.4 feet, more or less, to the North Quarter-corner of said Section 21, thence South 89° 38' 45" East, along the North line of said Section 21, 1264.9 feet, more or less, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation by Deed recorded July 16, 1990 in Volume M90 at page 14024, Microfilm Records of Klamath County, Oregon and Volume M90 at page 14026, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

That portion of the NE1/4 of Section 21, lying West of State Highway No. 97 in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the point of intersection of the North line of said Section 21 and the Westerly right of way line of State Highway No. 97, said point also being North 89° 38' 45" West 468.2 feet from the Northeast corner of said Section 21; thence South 1° 56' 30" West along said right of way 1694.4 feet more or less, to the center of a road approach to said Highway No. 97; thence following the centerline of said road, the meander line being as follows:

South 64° 44' West, 253.0 feet;  
South 63° 47' West, 213.4 feet;  
North 57° 27' West, 323.3 feet;  
North 76° 06' West, 136.0 feet;

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Escrow No. 92685AM

North 60° 27' West, 129.6 feet;

North 33° 58' West, 191.0 feet;

North 11° 01' West, 92.1 feet;

North 39° 16' West, 56.0 feet;

thence leaving said road West 1020.4 feet, more or less, to the West line of said NE1/4 of Section 21;

thence Northerly along said West line of the NE1/4 of Section 21; 1346.4 feet, more or less, to the North

Quarter-corner of said Section 21; thence South 89° 38' 45" East, along the North line of said Section

21, 2165.2 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation Highway Division recorded April 19, 1990 in Volume M90, pages 7303 and 7305, Microfilm Records of Klamath County, Oregon.