

2016-010948

Klamath County, Oregon

10/14/2016 01:40:01 PM

Fee: \$67.00

AmeriTitle  
MTC 130804 AM  
After Recording, Return To:

Green Diamond Resource Company  
Attn: General Counsel  
1301 Fifth Avenue, Suite 2700  
Seattle, WA 98101-2613

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

Same as above

Space above reserved for recorder

**STATUTORY WARRANTY DEED**  
**(Klamath County)**

JWTR OREGON, LLC, an Oregon limited liability company ("**Grantor**"), conveys and warrants to GREEN DIAMOND RESOURCE COMPANY, a Washington corporation ("**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 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 \$39,340.00.

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 effective as of the 13<sup>th</sup> day of October, 2016.

**GRANTOR:**

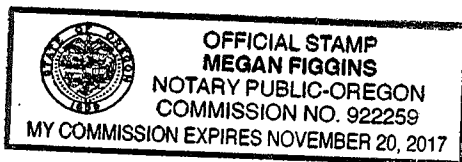
JWTR OREGON, LLC,  
an Oregon limited liability company

By: JWTR, LLC  
An Oregon limited liability company

By: Matthew Wendt  
Matthew Wendt, President

STATE OF OREGON           )  
  ) ss.  
County of Deschutes    )

This instrument was acknowledged before me on October 13<sup>th</sup>, 2016, by Matthew Wendt as President of JWTR, LLC, an Oregon limited liability company, Manager of JWTR OREGON, LLC, an Oregon limited liability company.



Megan Figgins  
Notary Public - State of Oregon

**Exhibit A**

**Legal Description of Property**

The following described real property located in Klamath County, Oregon:

Parcel 2 of Land Partition 30-14 The SE1/4SE1/4 of Section 20, The NW1/4, SW1/4NE1/4, NW1/4SE1/4, N1/2SW1/4, SW1/4SW1/4 of Section 28, The SE1/4SW1/4, E1/2 of Section 29, Township 34 South, Range 14 East of the Willamette Meridian, Klamath County Oregon recorded April 9, 2015 in 2015-003300.

## **Exhibit B**

### **Exceptions to Title**

1. Liens for current year real property taxes not yet due or payable.
2. The agreements listed in Part II of Schedule 2.1.6 of the Asset Purchase Agreement among JWTR, LLC, JWTR OREGON, LLC, JWTR LOGGING COMPANY, JWTR TRANSPORTATION, LLC, SOUTHERN OREGON ROUND STOCK, INC., LEE SMITH LOGGING CO., INC., as Sellers, and GREEN DIAMOND RESOURCE COMPANY, as Buyer, dated as of July 24, 2014 (as amended), insofar as they pertain to the Property.
3. 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.
4. Rights of the public in roads and highways.
5. Rights of way for utility lines now installed on the Property.
6. Unpatented mining claims.
7. Reservations in federal patents or in acts authorizing the same.
8. 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.
9. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
10. Special Assessment disclosed by the Klamath County tax rolls:  
For: Klamath Lake Grazing
11. Special Assessment disclosed by the Klamath County tax rolls:  
For: Klamath Lake Timber
12. The right of the public, if any, in and to that portion of the premises herein described lying within the limits of streets, roads or highways.
13. An easement including the terms and provisions thereof, affecting the portions of said

premises and for the purposes stated therein as set forth in instrument:

Granted To: United States of America

Recorded: May 21, 1951

Instrument No.: Volume 247, page 303

14. Easement, Road Use Agreements, and Rights-of-way Assignment and Assumption Agreement, including the terms and provisions thereof,  
Recorded: September 29, 2014  
Instrument No. 2014-010042
15. Well Easement Agreement, including the terms and provisions thereof,  
Recorded: September 29, 2014  
Instrument No.: 2014,-010043
16. Access Agreement, including the terms and provisions thereof,  
Recorded: September 29, 2014  
Instrument No. 2014-010044