

AmeriTitle
MTC 53485AM

2016-012610
Klamath County, Oregon
11/28/2016 10:50:01 AM
Fee: \$62.00

After recording, return to:

Karnopp Petersen LLP
Attn: Ellen H. Grover
360 SW Bond St., Suite 400
Bend, OR 97702

**Until a change is requested, send all
tax statements to:**

OR Solar 3, LLC
Attn: President
800 Brickell Ave, Suite 1100
Miami FL 33131

STATUTORY WARRANTY DEED

The true consideration for this conveyance is \$642,500.00.

Albert B. King and Kathy Ann King, not as tenants in common but with right of survivorship, as Grantor, conveys and warrants to OR SOLAR 3, LLC, an Delaware limited liability company, as Grantee, the real property legally described on the attached Exhibit A, including any and all water rights appurtenant thereto, free of encumbrances except as specifically set forth in the 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 Page Follows]

Dated November 28, 2016.

GRANTOR:

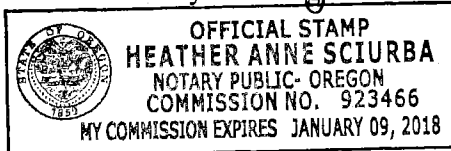
Albert B. King

Kathy Ann King

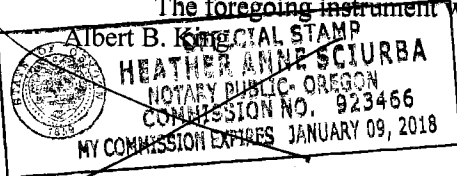
STATE OF OREGON)

County of Klamath)

) ss.



The foregoing instrument was acknowledged before me on Nov. 28 2016, by



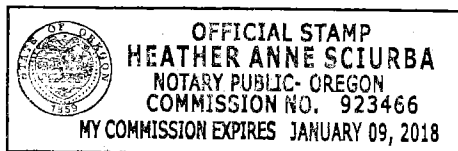
Notary Public for Oregon
My Commission Expires Jan 9 2018

STATE OF OREGON)

County of Klamath)

) ss.

The foregoing instrument was acknowledged before me on Nov. 28 2016, by
Kathy Ann King.



Notary Public for Oregon
My Commission Expires Jan 9 2018

EXHIBIT A

Legal Description

Certain real property located in the County of Klamath, State of Oregon, described as follows:

The S1/2 SW1/4, Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to the United States of America by deed recorded August 4, 1930 in Book 91 at page 553, deed records of Klamath County, Oregon.

EXCEPTING that portion lying within the boundaries of USBR 10-D-1 Drain.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying within the boundaries of Demeritt County Road 1168 and Turkey Hill County Road 1167.

Tax Account No. R109199, Tax Map No. R-4112-00900-00900-000

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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Malin Irrigation District.
4. 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.
5. Acceptance of terms and conditions of the Reclamation Extension Act contained in instrument recorded November 4, 1914 in Book 42 at Page 615, Deed Records of Klamath County, Oregon.
6. 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: United States of America
Recorded: October 19, 1916
Book: 46, Page: 204
7. 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: Albert B. King and Kathy Ann King, husband and wife
Recorded: June 29, 2011
Instrument No.: 2011-007779
8. Memorandum of Option Agreement, including the terms and provisions thereof,
Dated: April 20, 2015
Recorded: November 12, 2015
Instrument No.: 2015-012387
Between: Albert B. King and Kathy A. King
And: Origis Energy USA, Inc.

An Assignment of the option interest in said Option Agreement
Executed by: Origis energy USA, Inc., A Delaware Corporation
To: OR Solar 3, LLC, a Delaware Limited Liability Company
Recorded: January 12, 2016
Instrument No.: 2016-000314

9. Conditional Use Permit Restrictive Covenant, including the terms and provisions thereof,
Dated: February 12, 2016
Recorded: February 16, 2016
Instrument No.: 2016-001487
10. Ordinance 44.107, including the terms and provisions thereof filed by Klamath County;
Recorded: February 16, 2016
Instrument No.: 2016-001488