



2017-000987  
Klamath County, Oregon  
01/31/2017 10:24:00 AM  
Fee: \$57.00

**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 8, LLC  
[Attn: President  
800 Brickell Ave, Suite 1100  
Miami FL 33131]

**STATUTORY WARRANTY DEED**

*The true consideration for this conveyance is \$979,793.32.*

*Husted*

*LM*  
Larry L. Mitchell and Beverly J. ~~Husted~~ Mitchell, as co-trustees of the Larry L. Mitchell Loving Trust, Grantor, conveys and warrants to OR SOLAR 8, LLC, a 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: Jan 25, 2017.

**GRANTOR:**

**Larry L. Mitchell Loving Trust**

Larry L. Mitchell  
Larry L. Mitchell, co-trustee of the Larry L.  
Mitchell Loving Trust

Beverly J. Hustead-Mitchell  
Beverly J. Hustead-Mitchell, co-trustee of the Larry  
L. Mitchell Loving Trust

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

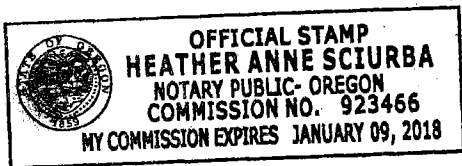
The foregoing instrument was acknowledged before me on Jan. 25 2017, by  
Larry L. Mitchell, in his capacity as co-trustee of the Larry L. Mitchell Loving Trust.



Heather Anne Sciurba  
Notary Public for Oregon  
My Commission Expires: Jan 9 2018

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

The foregoing instrument was acknowledged before me on Jan 25 2017, by  
Beverly J. Hustead-Mitchell, in her capacity as co-trustee of the Larry L. Mitchell Loving Trust.



Heather Anne Sciurba  
Notary Public for Oregon  
My Commission Expires: Jan 9 2018

**EXHIBIT A**

Legal Description

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

The NE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

## **EXHIBIT B**

### Permitted Exceptions

1. Potential additional tax liability, due to the removal of the herein described land from special use assessment. Code No. 054 Account No. R455224 Map No. R-3810-02500-00100-000  
Amount: \$5,887.25  
(The additional tax will not be levied unless the actual use of the land is changed)
2. As disclosed by the Klamath County tax roll, the amount of assessment has been reduced by reason of a Veteran's Exemption.
3. 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.
4. Special Assessment disclosed by the Klamath tax rolls:  
For: Pine Flat Improvement 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. 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: California Oregon Power Company  
Recorded: May 29, 1951  
Instrument No.: Volume 247, page 432 Deed Records
7. Memorandum of Option Agreement, including the terms and provisions thereof,  
Recorded: November 12, 2015  
Instrument No.: 2015-012390
8. Final Order CLUP 7-15, including the terms and provisions thereof,  
Recorded: February 16, 2016  
Instrument No.: 2016-001489
9. Ordinance 44.108, including the terms and provisions thereof,  
Recorded: February 16, 2016  
Instrument No.: 2016-001490
10. Memorandum of Option Agreement, including the terms and provisions thereof,  
Recorded: March 11, 2016  
Instrument No.: 2016-002657
11. Amended Memorandum of Option Agreement, including the terms and provisions thereof,  
Recorded: April 12, 2016  
Instrument No.: 2016-003704