

2017-001127

Klamath County, Oregon

02/02/2017 03:31:00 PM

Fee: \$67.00

AFTER RECORDING, RETURN TO:

SA Liquidating Trust Resolution, LLC
5 Centerpointe Drive, Suite 250
Lake Oswego, OR 97035
Attn: Kirk Moore

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

SA Liquidating Trust Resolution, LLC
5 Centerpointe Drive, Suite 250
Lake Oswego, OR 97035
Attn: Kirk Moore

Recorded by AmeriTitle as an
accommodation only. No liability
is accepted for the condition of
title or for the validity, sufficiency,
or effect of this document.

WARRANTY DEED

DUSTIN RANCH, LLC, an Oregon limited liability company, as to an undivided 40.45% interest, and RILEY COYOTE, LLC, an Oregon limited liability company, as to an undivided 59.55% interest (together, "Grantors") convey and warrant to SA LIQUIDATING TRUST RESOLUTION, LLC ("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 all those items of record, if any, as of the date of this deed.

The true consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 22 day of December, 2016.

GRANTOR:

DUSTIN RANCH, LLC, an Oregon limited liability company

By: Daniel J. Cardot, Member

By: John Short, Member

RILEY COYOTE, LLC, an Oregon limited liability company

By: Kevin D. Padrick, Liquidating Trustee of the Summit Accommodators Liquidating Trust, Member

By: Kevin D. Padrick, Principal of Obsidian Finance Group, LLC, Manager

STATE OF OREGON)
) ss.
County of _____)

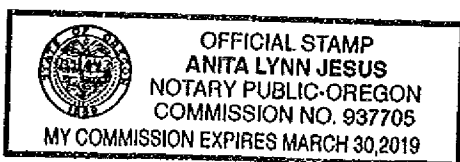
The foregoing instrument was acknowledged before me on the ____ day of December, 2016, by Daniel J. Cardot, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON)
) ss.
County of DESCHUTES)

The foregoing instrument was acknowledged before me on the 22 day of December, 2016, by John Short, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.

[Signature]
Notary Public for Oregon
My commission expires: 3.30.19



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 23 day of December, 2016.

GRANTOR:

DUSTIN RANCH, LLC, an Oregon limited liability company

By: [Signature]
Daniel J. Cardot, Member

By: _____
John Short, Member

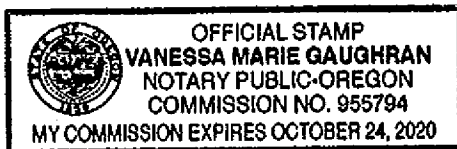
RILEY COYOTE, LLC, an Oregon limited liability company

By: _____
Kevin D. Padrick, Liquidating Trustee of the Summit Accommodators Liquidating Trust, Member

By: _____
Kevin D. Padrick, Principal of Obsidian Finance Group, LLC, Manager

STATE OF OREGON)
) ss.
County of Deschutes

The foregoing instrument was acknowledged before me on the 23 day of December, 2016, by Daniel J. Cardot, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.



[Signature]
Notary Public for Oregon
My commission expires: 10/24/2020

STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument was acknowledged before me on the ____ day of December, 2016, by John Short, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.

Notary Public for Oregon
My commission expires: _____

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 22nd day of December, 2016.

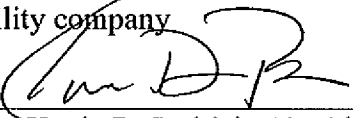
GRANTOR:


DUSTIN RANCH, LLC, an Oregon limited liability company

By: _____
Daniel J. Cardot, Member

By: _____
John Short, Member

RILEY COYOTE, LLC, an Oregon limited liability company

By: _____
Kevin D. Padrick, Liquidating Trustee of the Summit Accommodators Liquidating Trust, Member

By: _____
Kevin D. Padrick, Principal of Obsidian Finance Group, LLC, Manager

STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument was acknowledged before me on the ____ day of December, 2016, by Daniel J. Cardot, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.

Notary Public for Oregon
My commission expires: _____

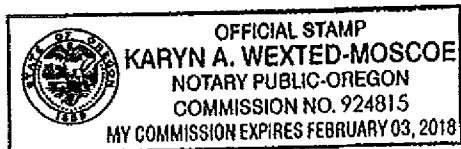
STATE OF OREGON)
) ss.
County of _____)

The foregoing instrument was acknowledged before me on the ____ day of December, 2016, by John Short, Member of Dustin Ranch, LLC, an Oregon limited liability company, on behalf of the company.

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON)
) ss.
County of Clackamas)

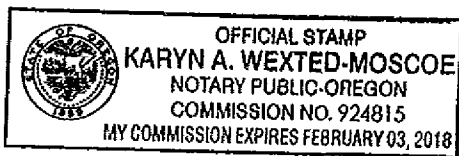
The foregoing instrument was acknowledged before me on the 22nd day of December, 2016, by Kevin D. Padrick, Liquidating Trustee of the Summit Accommodators Liquidating Trust, Member of Riley Coyote, LLC, an Oregon limited liability company, on behalf of the company.



Karyn A. Wexted-Moscoe
Notary Public for Oregon
My commission expires: February 03, 2018

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on the 22nd day of December, 2016, by Kevin D. Padrick, Principal of Obsidian Finance Group, LLC, Manager of Riley Coyote, LLC, an Oregon limited liability company, on behalf of the company.



Karyn A. Wexted-Moscoe
Notary Public for Oregon
My commission expires: February 03, 2018

EXHIBIT A

Legal Description

Lots 1 through 4, 6 through 8, 10 through 15, and 17, Tract 1387 - WHISPERING MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

034894/00001/7746219v2