



THIS SPACE RESERVED FOR REC

2017-002680
Klamath County, Oregon
03/14/2017 11:45:00 AM
Fee: \$62.00

After recording return to:

J-Spear Ranch Co., an Oregon Corporation

PO Box 257

Klamath Falls, OR 97601

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

J-Spear Ranch Co., an Oregon Corporation

PO Box 257

Klamath Falls, OR 97601

File No. 145493AM

SPECIAL WARRANTY DEED

Green Diamond Resource Company, a Washington Corporation,

Grantor(s) hereby conveys and specially warrants to

J-Spear Ranch Co., an Oregon Corporation,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is **\$400,000.00**

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:

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 13th day of March, 2017.

Green Diamond Resource Company, a Washington Corporation

By: [Signature] MD Date: March 13, 2017
Douglas S. Reed, President

State of Washington } ss
County of March }

On this 13th day of March, 2017, before me, Kathleen Louise Croll a Notary Public in and for said state, personally appeared Douglas S. Reed, President of Green Diamond Resource Company, known or identified to me to be the 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.

Kathleen Louise Croll
Notary Public for the State of WA
Residing at: Mountain Ridge, WA
Commission Expires: January 9, 2018
Oct. 23, 2020

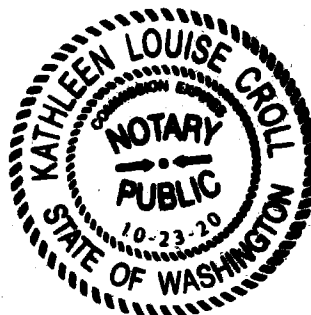


Exhibit "A" Legal Description

ELLINGSON:

PARCEL 1:

The SE1/4 of Section 29, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

SUN MOUNTAIN:

PARCEL 1

The NW1/4 of the SE1/4 of the NE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The NW1/4 of the NW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The E1/2 of the SW1/4 of the SW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The W1/2 of the SE1/4 of the SW1/4 of the SE1/4 of Section 34, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The N1/2 of the NW1/4 of the SE1/4 and the W1/2 of the NW1/4 of the NE1/4 of the SE1/4 of Section 5, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The SE1/4 of the NW1/4 of the SW1/4 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The NW1/4 of the NW1/4 of the SW1/4 of Section 11, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

The NW1/4 of the NW1/4 of the NW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 9

The SW1/4 of the NW1/4 of the SW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10

The NW1/4 of the NW1/4 of the NE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11

The SW1/4 of the NW1/4 of the NE1/4 of Section 19, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

BAKER-PERRY

PARCEL 1:

The SE1/4 SW1/4 NW1/4 of Section 9, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 15 feet wide road easement along the West boundary of the NE1/4 SW1/4 NW1/4 of Section 9, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The S1/2 of the NW1/4 of Section 17, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

CHICKEN HILL:

PARCEL 1:

The NE1/4 NW1/4 NW1/4, the NE1/4 NE1/4 NW1/4, the S1/2 N1/2 NW1/4, the SW1/4 SW1/4 NW1/4, the W1/2 SW1/4 SE1/4 NW1/4, the SE1/4 SE1/4 NW1/4, the N1/2 SW1/4 NW1/4, the NW1/4 SE1/4 NW1/4 and the W1/2 NE1/4 SE1/4 NW1/4 of Section 10, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

PARCEL 2:

The E1/2 NE1/4 SE1/4 NW1/4 of Section 10, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County Oregon.

CHILOQUIN RIDGE:

PARCEL 1

The NE1/4 SE1/4 SW1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SE1/4 SE1/4 SW1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The NW1/4 SW1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The SW1/4 SW1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 5

The SE1/4 SW1/4 SW1/4 of Section 36, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

REMAINDER

PARCEL 1:

The NE1/4 SW1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The SE1/4 SW1/4 SE1/4 and the SW1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The NE1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

NW1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5:

The SE1/4 SE1/4 SE1/4 of Section 35, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6:

The NW1/4 of the SW1/4 of the SW1/4 of Section 36, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7:

The SE1/4 NW1/4, the E1/2 SW1/4 and the W1/2 SE1/4 of Section 1, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.