



THIS SPACE RESERVED FOR R

2017-002683

Klamath County, Oregon

03/14/2017 11:55:00 AM

Fee: \$57.00

After recording return to:

Green Diamond Resource Company, a Washington
Corporation

1301 Fifth Avenue

Seattle, WA 98101

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

Green Diamond Resource Company, a Washington
Corporation

1301 Fifth Avenue

Seattle, WA 98101

File No. 145490AM

SPECIAL WARRANTY DEED

J-Spear Ranch Co., an Oregon Corporation ,

Grantor(s) hereby conveys and specially warrants to

Green Diamond Resource Company, a Washington 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.

Grantor reserves a nonassignable right, personal to Grantor, to receive a royalty payment from Grantee for any rock Grantee removes or authorizes another party to remove from the Rock Resource Area identified in Exhibit B hereto. This reserved right shall have a term of 30 years expiring on the 30th anniversary of the date of execution of this Deed. Under the reserved right, Grantee shall pay Grantor: (i) fifty cents (\$0.50) per ton of rock removed from the Rock Resource Area during the first ten (10) years after the execution date of this Deed; (ii) fifty eight cents (\$0.58) per ton of rock removed from the Rock Resource Area during the period beginning with the eleventh (11th) year after the execution date of this Deed and ending with the twentieth (20th) year after the execution date of this Deed; and (iii) seventy cents (\$0.70) per ton of rock removed from the Rock Resource Area during the period beginning with the eleventh (21st) year after the execution date of this Deed and ending with the thirtieth (30th) year after the execution date of this Deed. In any given month when Grantee removes rock from the Rock Resource Area, Grantee shall weigh the rock and provide Grantor with a report on rock removed during that month together with payment of the applicable royalty no later than the 15th day of the month following the month when the rock was removed.

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.

J-Spear Ranch Co., an Oregon Corporation

By: Thomas M. Shaw Date: 3-13-17
Thomas M. Shaw, Vice President

State of Oregon } ss
County of Klamath }

On this 13 day of March, 2017, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Thomas M. Shaw, Vice President of J-Spear Ranch Co., 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The NW1/4 of Section 25, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded January 17, 1961 in Volume 326, page 554, Deed Records of Klamath County, Oregon.

PARCEL 2:

The SW1/4 SW1/4 NW1/4 of Section 9, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The W1/2 SW1/4 SW1/4 Section 10, Township 41 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The NW1/4 SE1/4 and the SW1/4 NE1/4 of Section 6, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 5:

The Southwest quarter of Northeast quarter and South half of Northwest quarter and Lot 2, LESS the highway right of way, ALSO LESS AND EXCEPT any portion lying East of State Highway 66, all in Section 1, Township 40 South, Range 6 East of the Willamette Meridian, County of Klamath, State of Oregon.

EXHIBIT "B"

