



THIS SPACE RESERVED FOR

2017-011930
Klamath County, Oregon
10/18/2017 01:49:00 PM
Fee: \$57.00

After recording return to:
Sierra-Cascade Nursery Inc.
472-715 Johnson Rd
Susanville, CA 96130

Until a change is requested all tax statements shall be
sent to the following address:
Sierra-Cascade Nursery Inc.
472-715 Johnson Rd
Susanville, CA 96130
File No. 189937AM

STATUTORY WARRANTY DEED

Ritter Ranch, LLC, an Oregon Limited Liability Company who acquired title as Ritter Ranch, a Partnership,
Grantor(s), hereby convey and warrant to

Sierra-Cascade Nursery Inc., an Oregon Corporation

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,346,635.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

Escrow No. 189937AM

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 11th day of Oct., 2017

Ritter Ranch, LLC

By: [Signature]

Carol S. Ritter, Member

By: [Signature]

Paul Ritter, Member

State of Oregon } ss

County of Klamath }

On this 11th day of October, 2017, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Carol Ritter, Paul Ritter, as members of Ritter Ranch, LLC 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: January 9, 2018

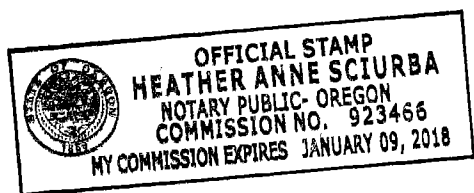


EXHIBIT 'A'

All that certain real property situate in the County of Klamath, State of Oregon, being described as follows:

Parcel 2 of Land Partition 55-00, consists of a portion of Parcel 1 of Land Partition 79-152, being situate in Section 5, 6, 7 and 8 of Township 38 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follow:

BEGINNING at the initial point of said Land Partition 55-00 marked with a 5/8 inch iron pin, also being the North 1/16 of said Sections 7 and 8; thence from said point of beginning, westerly along the South line of the Northeast 1/4 Northeast 1/4 of said Section 7, North 89°41'00" West 1263.18 feet to the east boundary of that certain real property described in Deed Volume M96, Page 26895; thence North 00°17'12" West, along said east boundary, 270.61 feet to the Southeast right of way of State Highway 140; thence Southwesterly along said right of way line, South 51°52'57" West 434.21 feet; thence leaving said right of way line westerly along the South line of the Northwest 1/4 Northeast 1/4 of said Section 7, North 89°39'42" West 1038.09 feet, to the Center North 1/16 corner of said Section 7; thence leaving said South line North 00°26'00" West 1325.77 feet to the North 1/4 corner of said Section 7; thence North 89°45'00" West 1320.73 feet to the West 1/16 corner of said Sections 6 and 7; thence North 00°11'44" East 2670.20 feet to the Center West 1/16 corner of said Section 6; thence South 89°31'24" East 1322.39 feet to the Center 1/4 of said Section 6; thence South 00°13'52" West 1332.49 feet to the Center South 1/16 corner of said Section 6; thence South 89°36'42" East 1324.82 feet to the South East 1/16 corner of said Section 6; thence easterly along the South line of the Northeast 1/4 Southeast 1/4 of said Section 6, South 89°36'42" East 457.79 feet to a point marked with a 5/8 inch iron rod, also being the Northwest corner of Parcel 3 of said Land Partition 55-00; thence southerly along the West line of said Parcel 3, South 02°51'21" East 500.80 feet to a point marked with a 5/8 inch iron rod, also being the Southwest corner of said Parcel 3; thence easterly along the South line of said Parcel 3, South 89°36'41" East 840.00 feet to a point marked with a 5/8 inch iron rod, also being the Southeast corner of said Parcel 3, also being a point on the East line of the Southeast 1/4 Southeast 1/4 of said Section 6; thence northerly along said East line, North 00°12'24" East 500.00 feet to the South 1/16 corner of said Sections 5 and 6, also being the Northeast corner of said Parcel 3; thence North 00°12'42" East 1328.40 feet to the East 1/4 corner common to said Sections 5 and 6; thence northerly along the East line of Southeast 1/4 Northeast 1/4 of said Section 6, North 00°12'42" East 198.35 feet; thence leaving said East line, continuing along a line common to Parcel 1 and 2 of said Land Partition 55-00, North 85°30'51" East 28.78 feet more or less, to a point marked with a 5/8 inch iron pin; thence, continuing along a said common line, North 85°30'51" East 677.14 feet, to a point marked with a 5/8 inch iron pin; thence, continuing along a said common line, South 63°18'04" East 268.22 feet, to a point marked with a 5/8 inch iron pin; thence, continuing along a said common line, South 30°25'22" East 1309.26 feet, to a point marked with a 5/8 inch iron pin; thence, continuing along a said common line, South 03°53'53" West 303.66 feet, to a point marked with a 5/8 inch iron pin; thence, continuing along a said common line, South 03°53'53" West 66.20 feet more or less, to the Northwest right of way of State Highway 140; thence South 51°50'40" West along said right of way line, 624.02 feet;

thence leaving said right of way line South 33°09'20" East 80.30 feet to the said Southeast right of way of State Highway 140; thence, along said right of way line, South 52°08'56" West 30.00 feet, to a point marked with a 5/8 inch iron pin; thence along a line common to Parcel 1 and 2 of said Land Partition 55-00, South 33°09'20" East 606.17 feet, to a point marked with a 5/8 inch iron pin; thence southerly along the West line of Parcel 2 of said Land Partition 79-152, South 18°55' West 155.58 feet, to a point marked with a 5/8 inch iron pin; thence along said West line, South 03°24'48" East 178.59 feet, to a point marked with a 5/8 inch iron pin; thence along said West line, South 18°04' West 468.59 feet, to a point marked with a 5/8 inch iron pin; thence along said West line, South 01°52'19" East 383.82 feet, to a point marked with a 5/8 inch iron pin; thence along said West line, South 01°31'46" East 103.00 feet, to a point marked with a 5/8 inch iron pin; thence along a line common to Parcel 1 and 2 of said Land Partition 55-00, South 06°31'22" East 382.77 feet, to a point marked with a 5/8 inch iron pin; thence westerly along the South line of the Northwest 1/4 Northwest 1/4 of said Section 7, South 89°55'58" West 1320.65 feet, to a point marked with a 5/8 inch iron pin, also being the Point of Beginning of this description.

The Basis of Bearing of this description is Land Partition 55-00, situate in Section 5, 6, 7 and 8 of Township 38 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

All that portion conveyed to the State of Oregon by and through its Department of Transportation recorded April 5, 2013 in Volume 2013-003642, Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM:

Any existing County Road right of ways for Yonna Drive, Callahan Road and Ritter Road.