

2017-012727

Klamath County, Oregon

11/03/2017 03:37:47 PM

Fee: \$52.00

AFTER RECORDING RETURN TO:

NorWest Energy 4, LLC  
c/o Cypress Creek Renewables, LLC  
3250 Ocean Park Blvd, Suite 355  
Santa Monica, CA 90405

UNTIL A CHANGE IS REQUESTED SEND  
ALL TAX STATEMENTS TO:

Dogwood Creek Land Holdings, LLC  
c/o Cypress Creek Renewables, LLC  
3250 Ocean Park Blvd, Suite 355  
Santa Monica, CA 90405

201423AM

**STATUTORY WARRANTY DEED**  
(ORS 93.850)

The true and actual consideration for this conveyance is \$230,000.00.

ROBERT E. LEE FORE, JR., a single person ("**Grantor**"), hereby conveys and warrants to DOGWOOD CREEK LAND HOLDINGS, LLC, a North Carolina limited liability company ("**Grantee**"), the following described real property free of encumbrances, except as specifically set forth on Exhibit A attached hereto and made a part hereof:

Parcel 2 of Land Partition 48-06, located in the S1/2 and the S1/2 N1/2 of Section 1, and the SE1/4 NE 1/4 and NE1/4 SE1/4 of Section 2 and the N1/2, and N1/2 SE1/4 and NE1/4 SW1/4 of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Together with Easement 1 and Easement 2 for ingress and egress as dedicated and described on Land Partition 48-06, recorded as Instrument 2006-22243, Klamath County Official Records.

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.

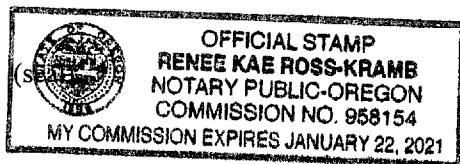
WITNESS the hand of said Grantor on this 3~~rd~~ day of Nov, 2017.

GRANTOR:

*Robert*  
ROBERT E. LEE FORE, JR.

STATE OF OREGON )  
COUNTY OF Dashburn ) ss.

This instrument was acknowledged before me on 11/3/17, by  
ROBERT E. LEE FORE, JR.



*RKramb*  
Notary Public – State of Oregon

My commission expires: 1/22/21

EXHIBIT A  
**Permitted Exceptions**

1. Special Assessment disclosed by the Klamath tax rolls, not yet due or payable:  
For: Klamath Lake Grazing Fire Patrol (Assessed with Taxes)
2. Special Assessment disclosed by the Klamath tax rolls, not yet due or payable:  
For: Klamath Lake Timber Fire Patrol (Assessed with Taxes)
3. 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: The Horsefly Irrigation District  
Recorded: June 8, 1918  
Instrument No.: Volume 49, page 249
4. 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: The Horsefly Irrigation District  
Recorded: June 8, 1918  
Instrument No.: Volume 49, page 265
5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: September 5, 1933  
Instrument No.: Volume 101, page 387
6. The provisions contained in instrument:  
Recorded: September 5, 1933,  
Instrument No.: 101, page 387
7. Reservations, restrictions and easements, including the terms and provisions thereof as disclosed in document:  
Recorded: December 11, 1945  
Instrument No.: Volume 183, page 49
8. 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: The California Oregon Power Company  
Recorded: May 28, 1947  
Instrument No.: Volume 207, page 159
9. 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.
10. Ingress and Egress Easement as shown on the Partition Plat No. 48-06.
11. Matters as disclosed by Survey by Parametrix, Dated: September 2017, Job No.: 297-7490-007  
As Follows:
  - A) Zone C Flooding
  - B) Minimum Setback
  - C) Ingress and Egress Easement
  - D) Fence
  - E) Gravel Road
  - F) No Trespassing