

2017-012894

Klamath County, Oregon

11/08/2017 01:26:00 PM

Fee: \$62.00


MTC 192130AM

After recording, return to:

Heelstone Properties, LLC
Attn: Jennifer Kerrigan
236 Third Street
Baton Rouge, Louisiana 70801

**Until a change is requested, send all
tax statements to:**

Heelstone Properties, LLC
Attn: Jennifer Kerrigan
236 Third Street
Baton Rouge, Louisiana 70801

STATUTORY WARRANTY DEED

The true consideration for this conveyance includes consideration other than money.

OR SOLAR 8A LLC, an Oregon limited liability company having an address at 4900 Hopyard Road, Suite 310, Pleasanton, CA 94588, as Grantor, conveys and warrants to HEELSTONE PROPERTIES, LLC, a Delaware limited liability company, as Grantee, the real property legally described on the attached Exhibit A, including any and all water rights appurtenant thereto, free of encumbrances except as specifically set forth in the attached Exhibit B.

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: November __, 2017.

GRANTOR:

OR SOLAR 5A LLC

By: OR Solar 5A Holdings LLC, its Managing
Member

ET Cap OR Holdings LLC, its Managing Member

By: ET Capital Solar Partners (USA), Inc., its
Managing Member

By: 
Name: Linhui Sui
Its: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

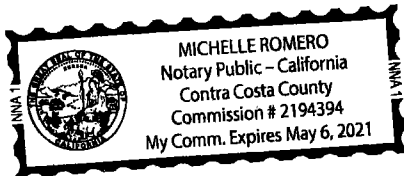
State of California

County of Alameda

On 11/1/17 before me, Michelle Romero, Notary Public
(Date) (insert name and title of the officer)

personally appeared Linhui Sui,

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michelle Romero

EXHIBIT A

Legal Description

Certain real property located in County of Klamath, State of Oregon, described as follows:

The NE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXHIBIT B
Permitted Exceptions

1. Taxes assessed under Code No. 054; 036 Account No. R455224 Map No. R-3810-02500-00100-000, The 2017-2018 Taxes: \$8,249.16, Balance Due: \$2,114.44, plus interest, unpaid.
2. Taxes assessed under Code No. 036 Account No. R895569 Map No. R-3810-02500-00100-000, The 2017-2018 Taxes: \$314.94, plus interest, unpaid.
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: California Oregon Power Company, Recorded: May 29, 1951, Volume: 247, page 432, As shown on Survey by Stantec, Project No. 1800101457, dated August 10, 2017 and revised October 12, 2017.
4. Final Order CLUP 7-15, including the terms and provisions thereof, Recorded: February 16, 2016, Instrument No.: 2016-001489
5. Ordinance 44.108, including the terms and provisions thereof, Recorded: February 16, 2016, Instrument No.: 2016-001490
6. Restrictive Covenant, Conditional Use Permit, including the terms and provisions thereof, Recorded: February 13, 2017, Instrument No.: 2017-001492
7. 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: PacifiCorp, Recorded: August 7, 2017, Instrument No.: 2017-008849, As shown on Survey by Stantec, Project No. 1800101457, dated August 10, 2017 and revised October 12, 2017.
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: PacifiCorp, Recorded: August 7, 2017, Instrument No.: 2017-008850, As shown on Survey by Stantec, Project No. 1800101457, dated August 10, 2017 and revised October 12, 2017.
9. Matters as disclosed by Survey by Stantec, Professional Land Surveyor, Dated: August 10, 2017 and revised October 12, 2017, Job No: 180101451

As Follows:

- A) Fence Line
 - B) Private Roadway
 - C) Electrical Easement
 - D) Steel Irrigation
 - E) Electrical Box
 - F) Pump
 - G) Well
 - H) Overhead Electric
10. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: OR Solar 8A LLC, an Oregon limited liability company,
Lessee: OR Solar 8, LLC, a Delaware limited liability company,
Disclosed by: Memorandum of Ground Lease, Date: August 10, 2017, Recorded: August 11, 2017,
Instrument No.: 2017-009108

Assignment of Lessor's Interest in Lease

Assignor: OR Solar 8A LLC, an Oregon limited liability company

Assignee: Heelstone Properties LLC, a Delaware limited liability company

Recorded: Pro Forma