

2017-012970

Klamath County, Oregon

11/09/2017 03:54:00 PM

Fee: \$72.00

ADVERTISED
196675 AM

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 5A 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 8A LLC

By: OR Solar 8A Holdings LLC, its Managing Member

By: 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.

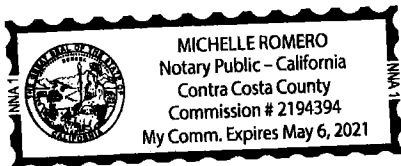
State of California

County of Alameda

On 11/1/2017 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 (Seal)

EXHIBIT A

Legal Description

Parcel 1 of Land Partition LP-10-17, a tract of land situated within Section 2, Township 41 South, Range 10 East, Willamette Meridian, recorded August 30, 2017 as Instrument No. 2017-009768, Klamath County, Oregon.

EXHIBIT B
Permitted Exceptions

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Acceptance of Reclamation Extension Act, including the terms and provisions thereof,
Recorded: November 10, 1914
Volume: 43, page 40
3. Acceptance of Reclamation Extension Act, including the terms and provisions thereof,
Recorded: November 16, 1914
Volume: 43, page 72
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: United States of America
Recorded: January 13, 1915
Volume: 43, page 239
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.
5. 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: Klamath County
Recorded: October 24, 1932
Volume: 59, page 258
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.
6. 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: August 10, 1929
Volume: 87, page 549
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.
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: United States of America
Recorded: August 8, 1937
Volume: 111, page 183
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.

8. In the Matter of File Number CLUP/ZC 8-15 Final Order, including the terms and provisions thereof,
Recorded: October 13, 2016
Instrument No.: 2016-010882
9. Conditional Use Permit Restrictive Covenant Ordinance 44.109, including the terms and provisions thereof,
Recorded: October 13, 2016
Instrument No.: 2016-010883
10. Restrictive Covenant, Conditional Use Permit, including the terms and provisions thereof,
Recorded: February 13, 2017
Instrument No.: 2017-001491
11. 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, an Oregon corporation
Recorded: March 13, 2017
Instrument No.: 2017-002584
Re-recorded: October 6, 2017
Instrument No.: 2017-011322
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.
12. 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, an Oregon corporation
Recorded: March 13, 2017
Instrument No.: 2017-002585
As shown on Survey by Stantec, Project No. 180101378, dated June 28, 2017.
13. Matters as disclosed by Survey by Stantec, Professional Land Surveyor, License No.: 79495
Dated: June 28, 2017
Job No: 180101378
As Follows:
 - A. Overhead Power Service Line
 - B. Set Back Line
 - C. Phone Box and Underground Communication
 - D. Ingress/Egress; Road Crosses Property Line

14. Line of Credit Leasehold Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount: \$12,960,000.00

Trustor/Grantor: OR Solar 5, LLC, a Delaware limited liability company

Trustee: AmeriTitle, Inc.

Beneficiary: Seminole Funding Resources, LLC, a Delaware limited liability company

Dated: ProForma

Recorded: September 5, 2017

Instrument No.: 2017-009980

This Deed of Trust secures an equity line of credit and/or revolving loan. The Company require satisfactory written statement from the existing lender confirming; (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right of future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.