

MTCL191936AM
AFTER RECORDING RETURN TO:

2018-005433
Klamath County, Oregon
05/01/2018 01:14:01 PM
Fee: \$57.00

SFP-E, LLC
Attn: David Gibson
P.O. Box 5350
20900 Cooley Rd.
Bend, Oregon 97701

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

SFP-E, LLC
Attn: David Gibson
P.O. Box 5350
20900 Cooley Rd.
Bend, Oregon 97701

**STATUTORY WARRANTY DEED
(Oregon)**

CD DG Merrill, LLC., a Texas limited liability company ("Grantor"), conveys and warrants to SFP-E, LLC, an Oregon limited liability company ("Grantee"), the following described real property free of encumbrances except as specifically set forth herein:

The real property described in Exhibit "A" attached hereto (the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to those liens, encumbrances and other exceptions to title set forth in Exhibit "B" attached hereto.

The true consideration for this conveyance is \$348,480.00.

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

Dated April 25, 2018.

GRANTOR:

CD DG Merrill, LLC,
a Texas limited liability company

By: _____

Name: Steve Rumsey

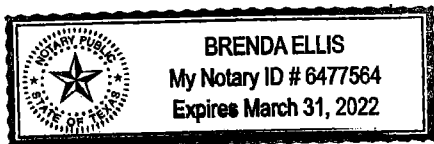
Its: President

STATE OF _____)

County of _____)

ss.

This instrument was acknowledged before me this 25th day of April, 2018, by Steve Rumsey, the President of CD DG Merrill, LLC, a Texas limited liability company, on behalf of the company.



Brenda Ellis

NOTARY PUBLIC FOR _____

My Commission Expires: _____

TX
3/31/2022

Exhibit "A"

Legal Description

Parcel 1 of Land Partition 5-18, a replat of Parcel 2 of Land Partition 19-15, situated in the South half of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded March 15, 2018 as 2018-002859, records of 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. None due and payable as of the date hereof.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District. None due and payable as of the date hereof.
3. The provisions contained in Deed,

Recorded: July 29, 1914,
Volume: 43, Page 239
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: Pacific Fiber Link, LLC, a Washington limited liability company
Recorded: August 19, 1999
Volume: M99, page 33462
5. Restrictions and easements as shown on the official plat of said Land Partition 19-15 and as shown on ALTA/ACSM Land Title Survey dated 09-27-2017 by US Geomatics.
6. Right of Way for the Bureau of Reclamation No. 6 Drain Canal as evidenced on the Land Partition 19-15 and as shown on ALTA/ACSM Land Title Survey dated 09-27-2017 by US Geomatics.
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, an Oregon corporation
Recorded: February 25, 2016
Instrument No.: 2016-002140
8. The provisions contained in Deed,

Recorded: October 24, 1922
Volume: 59, page 258