

2018-007064

Klamath County, Oregon

06/12/2018 10:41:00 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Cypress Creek Land Holdings 2, 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:

Cypress Creek Land Holdings 2, LLC
c/o Cypress Creek Renewables, LLC
3250 Ocean Park Blvd, Suite 355
Santa Monica, CA 90405

STATUTORY WARRANTY DEED
(ORS 93.850)

The true and actual consideration for this conveyance is \$10.00.

DOGWOOD CREEK LAND HOLDINGS, LLC, a North Carolina limited liability company ("**Grantor**"), hereby conveys and warrants to CYPRESS CREEK LAND HOLDINGS 2, LLC, a Delaware 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 7th day of June, 2018.

GRANTOR:

DOGWOOD CREEK LAND HOLDINGS, LLC
a North Carolina limited liability company

By: [Signature]

Name: JONATHAN BUTTLES

Its: Authorized Person

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 Los Angeles

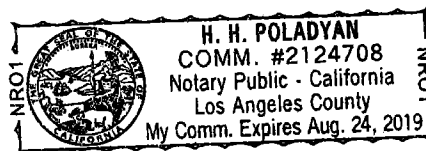
On 6/4/2018 before me, H. H. POLADYAN, NOTARY PUBLIC
(insert name and title of officer)

personally appeared JONATHAN BUTTLES, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 [Signature]



(Seal)

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