



2018-014069

Klamath County, Oregon

11/19/2018 03:21:01 PM

Fee: \$102.00

After Recording, Return To:

Bettina von Hagen
Chief Executive Officer
Ecotrust Forest Management, Inc.
721 NW 9th Avenue, Suite 200
Portland, OR 97209

**Until A Change Is Requested,
Send All Tax Statements To:**

Same as above

Space above reserved for recorder

**STATUTORY WARRANTY DEED
(Klamath County)**

GM GABRYCH FAMILY LIMITED PARTNERSHIP, a California limited partnership ("Grantor"), conveys and warrants to FR RESTORATION, LLC, an Oregon limited liability company ("Grantee"), the real property located in Klamath County, Oregon, described on the attached **Exhibit A** (the "Property"), free of encumbrances except as specifically set forth herein.

SUBJECT TO, and excepting and excluding from the covenants and warranties described herein, the matters set forth on attached **Exhibit B**.

The true consideration for this conveyance is \$174,500.00, pursuant to an IRC tax deferred exchange on behalf of Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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

102 amt.

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 this 14th day of November 2018.

GRANTOR:

GM GABRYCH FAMILY LIMITED PARTNERSHIP,
a California limited partnership

By: Eugene M. Gabrych
Name: Eugene M. Gabrych
Title: President of Braga Corp.
General Partner

STATE OF OREGON)
)ss.
County of _____)

The foregoing instrument is acknowledged before me this 14th day of November, 2018,
by _____, as _____ of GM GABRYCH FAMILY LIMITED
PARTNERSHIP, a California limited partnership, on behalf of the company.

See Attached

Notary Public for Oregon
Commission expires: _____

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.

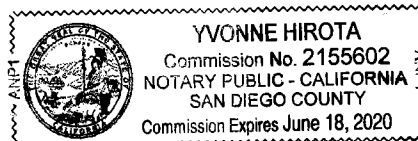
State of California
County of San Diego

On Nov. 14, 2018 before me, Yvonne Hirota, Notary Public
(insert name and title of the officer)

personally appeared Eugene M. Gabrych
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~~ he ~~she~~ he executed the same in
~~his~~ his ~~her~~ his authorized capacity(ies), and that by ~~his~~ his ~~her~~ his 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 Yvonne Hirota (Seal) Stat. Warranty Deed

Exhibit A

Legal Description

In the County of Klamath, State of Oregon

Tract 1

Section 36 in Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Exhibit B

Title Exceptions

1. Agreement, including the terms and provisions thereof,
Dated: October 11, 1943
Recorded: October 25, 1943
Volume: 159, Page: 300
Between: Gilchrist Timber Company
And: The Shevlin-Hixon Company

Assignment, including the terms and provisions thereof,
Recorded: March 12, 1951
Volume: 245, Page: 590
Assignor: Shevlin-Hixon Company
Assignee: Brooks-Scanlon, Inc

Consent and Subordination Agreement, including the terms and provisions thereof
Recorded: March 31, 1972
Instrument No.: M72-03363

Consent and Subordination Agreement, including the terms and provisions thereof
Recorded: March 14, 1979
Instrument No.: M79-06707

Assignment and Agreement, including the terms and provisions thereof,
Recorded: February 9, 1987
Instrument No.: M87-02089
Assignor: Diamond International Corporation
Assignee: Diamond Group

Assignment, Acceptance and Assumption, including the terms and provisions thereof
Recorded: April 8, 1988
Instrument No.: M88-05056