



THIS SPACE RESERVED FOR RECORD

2018-015133

Klamath County, Oregon

12/19/2018 01:43:01 PM

Fee: \$92.00

After recording return to:

Klamath Lake Land Trust, an Oregon nonprofit  
corporation

PO Box 5142

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:

Klamath Lake Land Trust, an Oregon nonprofit  
corporation

PO Box 5142

Klamath Falls, OR 97601

File No. 222166AM

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**STATUTORY WARRANTY DEED**

**JWTR Oregon, LLC, an Oregon Limited Liability Company as to Parcels 1 through 10  
and**

**JWTR, LLC, an Oregon Limited Liability Company as to Parcels 11 and 12,**

Grantor(s), hereby convey and warrant to

**Klamath Lake Land Trust, an Oregon nonprofit corporation,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$255,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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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 this 19<sup>th</sup> day of November, 2018

JWTR Oregon, LLC, an Oregon limited liability company

By: [Signature]  
Matt Wendt, President

JWTR, LLC, an Oregon limited liability company

By: [Signature]  
Matt Wendt, President

State of Oregon } ss  
County of Deschutes }

On this 19<sup>th</sup> day of November, 2018, before me, Jennifer A Schossow a Notary Public in and for said state, personally appeared Matt Wendt, President of JWTR Oregon, LLC and JWTR, LLC, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Beid  
Commission Expires:

7-10-20

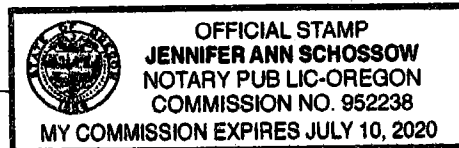


EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1

That portion of Section 6 lying Easterly and adjoining the Sycan River. That portion of the W1/2 of Section 5, lying Easterly and adjoining the Sycan River. That portion of the W1/2 of Section 8, lying Easterly and Northerly adjoining the Sycan River and the N1/2 NE1/4 and the N1/2 S1/2 NE1/4 of Section 8, all in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2

The SW1/4 SW1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(a) The part of the W1/2 of the W1/2 of the W1/2 of the SE1/4 and the W1/2 of the E1/2 of the W1/2 of the W1/2 of the SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies North of the Sycan River, in the County of Klamath, State of Oregon.

(b) Beginning at the Southwest corner of the E1/2 of the E1/2 of the W1/2 of the NW1/4 of the SE1/4 that lies North of the Sycan River, in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence North 363 feet to a point; thence East 60 feet to a point; thence South to the Northerly boundary of the Sycan River; thence West along the river to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 3

A portion of the NW1/4 SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the E1/2 E1/2 W1/2 NW1/4 SE1/4 that lies North of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence North 396 feet to a point, thence West 165 feet to a point, thence South 33 feet to a point, thence East 60 feet to a point thence South 363 feet to Northerly boundary of the Sycan River, thence East along the river to the point of beginning.

PARCEL 4

That portion of the E1/2 W1/2 E1/2 SE1/4 lying South of the Sycan River situate in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

The E1/2 E1/2 SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, lying South of the Sycan River, Klamath County, Oregon.

PARCEL 6

The Easterly 495 feet of the SE1/4 that lies North of the Sycan River, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The SE1/4 of the NE1/4 of the SE1/4 of Section 7 and that part of the S1/2 of the NW1/4 of the SW1/4 that lies West of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

The W1/2 of the W1/2 of the SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 9

The W1/2 of the E1/2 of the W1/2 of the SE1/4, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 10

The E1/2 of the E1/2 of the W1/2 of the SE1/4, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 11

That portion of the Westerly 495 feet of the Easterly 990 feet of the SE1/4 that lies Northerly of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 12

S1/2 S1/2 NE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.