



THIS SPACE RESERVED FOR

2019-013187

Klamath County, Oregon

11/12/2019 02:11:05 PM

Fee: \$92.00

After recording return to:

Emerging Markets Capital LLC, a Delaware limited
liability company

12080 Homedale Rd.

Klamath Falls, OR 97603

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

Emerging Markets Capital LLC, a Delaware limited
liability company

12080 Homedale Rd.

Klamath Falls, OR 97603

File No. 323478AM

STATUTORY WARRANTY DEED

**Sydney Kerns Giacomini, Trustee,
Sydney Kerns Giacomini 1994 Trust, U/T/D August 8, 1994,**

Grantor(s), hereby convey and warrant to

Emerging Markets Capital LLC, a Delaware limited liability company,

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 \$773,000.00.

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:

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 18 day of Nov. 2019

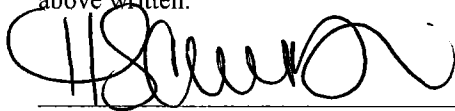
Sydney Kerns Giacomini 1994 Trust

By: Sydney Kerns Giacomini
Sydney Kerns Giacomini, Trustee

State of Oregon } ss
County of Klamath }

On this 1 day of November, 2019, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Sydney Kerns Giacomini, Trustee of the Sydney Kerns Giacomini 1994 Trust U/T/D August 8, 1994, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

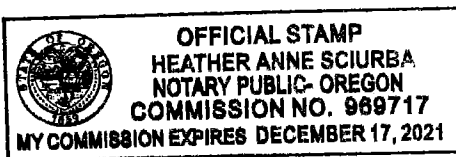


EXHIBIT 'A'

PARCEL 1:

Tract 1: Lots 5, 6, 7 and 8, SW1/4 NE1/4, W1/2 SE1/4, SE1/4 SW1/4 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Except rights of way for roads, ditches and canals, and including reservoir sites, and EXCEPT that portion conveyed to the United States of America for right of way purposes in Vol. 37 on page 315, Deed Records and EXCEPT the following described tracts:

All that portion of the N1/2 SW1/4 SE1/4 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying Northwesterly of the Crystal Springs Road and Easterly of the existing irrigation canal.

All that portion of the SW1/4 SE1/4 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying Southeasterly of the Crystal Springs Road.

PARCEL 2:

All that portion of the SW1/4 SE1/4 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying Southeasterly of the Crystal Springs Road.