



2019-013243

Klamath County, Oregon

11/13/2019 10:29:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR R

After recording return to:

Western Rivers Conservancy, an Oregon nonprofit
public benefit corporation

Attn: Rob Griffith, Sue Doroff & Zach Spector, 71 SW
Oak St Suite 100
Portland, OR 97204

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

Western Rivers Conservancy, an Oregon nonprofit
public benefit corporation

Attn: Rob Griffith, Sue Doroff & Zach Spector, 71 SW
Oak St Suite 100
Portland, OR 97204

File No. 278670AM

STATUTORY WARRANTY DEED

TPC, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Western Rivers Conservancy, an Oregon nonprofit public benefit 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 \$3,950,000.00.

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 9th day of November, 2019.

TPC, LLC, an Oregon limited liability company

By: Timmerman Land & Cattle Co., a Nebraska general partnership, Sole Member

By: James A. Timmerman
James A. Timmerman, a Managing Partner

State of NE } ss
County of Douglas }

On this 9th day of November, 2019, before me, Amy L Ashbrook a Notary Public in and for said state, personally appeared James A. Timmerman known or identified to me to be the Managing Partner For Timmerman Land & Cattle Co., on behalf of the Limited Liability Company known as TPC, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 NE
Residing at: Omaha NE
Commission Expires: 4-12-21

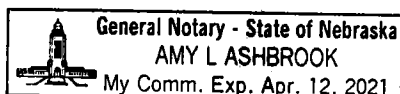


EXHIBIT 'A'

File No. 278670AM

PARCEL ONE:

A PARCEL OF LAND LOCATED IN SECTIONS 8, 9, 10, 11, 16, 17, 18, 19, 20, AND 21, TOWNSHIP 30 SOUTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, ALSO KNOWN AS PARCEL 2 OF LAND PARTITION 18-98 AS RECORDED IN THE DEED VOLUMES OF KLAMATH COUNTY, OREGON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 7, 8, 18 & 17, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°50'33" WEST 1319.91 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 7 AND 8, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°29'27" EAST 5311.86 FEET TO THE SOUTH 1/16 CORNER COMMON TO SECTIONS 8 AND 9, SAID TOWNSHIP AND RANGE, THENCE NORTH 00°05'38" EAST 1326.08 FEET TO THE 1/4 CORNER COMMON TO SAID SECTIONS 8 AND 9; THENCE SOUTH 89°08'01" EAST 2635.16 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 9; THENCE SOUTH 00°09'55" WEST 2650.03 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 9 AND 16, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°00'48" WEST 5277.74 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 16 AND 21, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°01'37" EAST 2632.45 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 89°20'39" WEST 1318.29 FEET TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 00°06'28" EAST 1318.36 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 89°23'53" EAST 1316.42 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 21; THENCE SOUTH 00°01'37" EAST 1317.10 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 21 AND 28, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°27'07" WEST 2629.08 FEET TO THE SECTION CORNER COMMON TO SECTIONS 20, 21, 28 AND 29, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°41'09" WEST 666.98 FEET TO THE EAST-EAST 1/64 CORNER COMMON TO SAID SECTIONS 20 AND 29; THENCE NORTH 00°07'18" WEST 2641.86 FEET TO THE CENTER-EAST-EAST 1/64 CORNER OF SAID SECTION 20; THENCE NORTH 89°27'31" WEST 1991.75 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00°04'43" EAST 2636.38 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°31'05" WEST 2643.31 FEET TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°06'20" WEST 2633.63 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 19 AND 20; THENCE NORTH 89°35'10" WEST 2636.13 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 19; THENCE NORTH 00°11'53" EAST 2646.51 FEET TO THE 1/4 CORNER COMMON TO SECTIONS 18 AND 19, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°01'32" WEST 2644.75 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'07" EAST 1319.05 FEET TO THE CENTER-EAST 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 00°02'27" EAST 2644.16 FEET TO THE EAST 1/16 CORNER COMMON TO SECTIONS 7 AND 18, SAID TOWNSHIP AND RANGE; THENCE SOUTH 89°16'09" EAST 1322.12 FEET TO THE POINT OF BEGINNING ALSO KNOWN AS UNSURVEYED PARCEL 2 OF LAND PARTITION 18-98, SAID LAND PARTITION BEING SITUATED IN SECTION 8, 9, 10, 11, 16, 17, 18, 19, 20 AND 21 IN TOWNSHIP 30 SOUTH RANGE 10 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL TWO:

NE1/4 NW1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.