

2021-005539

Klamath County, Oregon

04/13/2021 01:50:01 PM

Fee: \$92.00

When Recorded Return To:

Flintstone Capital Partners, LLC, a Delaware limited liability company
4181 Rose Crescent
West Vancouver, B.C. V7V 2N6 Canada

Send Tax Statements To:

Flintstone Capital Partners, LLC, a Delaware limited liability company
4181 Rose Crescent
West Vancouver, B.C. V7V 2N6 Canada

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Emerald Estates, LLC, an Oregon limited liability company, Grantor, conveys and specially warrants to Emerald MHP LLC, a Delaware limited liability company, Grantee, the real property legally described on Exhibit "A" hereto situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is \$5,200,000.

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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 9 day of April, 2021.
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Fred T. Owen Jr.

STATE OF OREGON)
) ss.
County of Jackson)

On this 9 day of April, 2021, personally appeared before me Fred T. Owen, Jr., President and authorized representative of Emerald Estates, LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be his voluntary act and deed on behalf of said company.

Kristin Louise Whisman
Notary Public for Oregon
My Commission Expires: 01/07/2024

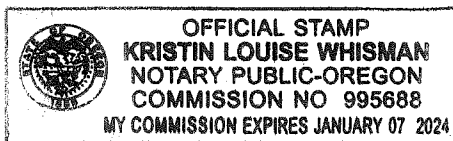


Exhibit "A"

PARCEL 2 OF MINOR LAND PARTITION 44-91 SITUATED IN THE WEST 1/2 NORTHEAST 1/4 SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND FILED IN THE KLAMATH COUNTY CLERK'S OFFICE.

EXCEPTING THEREFROM THAT PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4:

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF PARCEL 2 OF "MINOR LAND PARTITION 44-91," FROM WHICH THE 1/4 CORNER COMMON TO SECTION 12 AND SAID SECTION 13 BEARS NORTH 27° 31' 04" WEST 1722.42 FEET; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, NORTH 35° 00' 09" EAST 213.04 FEET, NORTH 89° 42' 49" WEST 240.00 FEET AND NORTH 42° 54' 50" WEST 34.30 FEET TO A POINT ON THE NORTH LINE OF THE EASEMENT AS DESCRIBED IN DEED VOLUME 291, PAGE 438 OF THE KLAMATH COUNTY DEED RECORDS; THENCE SOUTH 89° 42' 49" EAST, ALONG SAID NORTH LINE 670.27 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00° 18' 23" EAST 4.51 FEET TO THE NORTHEAST 1/16 CORNER OF SAID SECTION 13; THENCE SOUTH 89° 56' 54" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, 356.08 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED IN DEED VOLUME 308, PAGE 618; THENCE SOUTH 72° 58' 03" WEST, ALONG SAID NORTHERLY LINE, 516.80 FEET; THENCE ALONG THE BOUNDARY OF SAID PARCEL 2, NORTH 75° 46' 50" WEST 128.10 FEET AND SOUTH 72° 58' 03" WEST 279.15 FEET TO THE POINT OF BEGINNING.