

After recording return to:

Whiskey Creek Timber Company,  
an Oregon corporation  
4764 Glenwood  
Klamath Falls, OR 97603

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(Above Space For Recorder's Use Only)

**STATUTORY SPECIAL WARRANTY DEED**

PACIFICORP, an Oregon corporation, formerly known as Pacific Power and Light Company, successor in interest to The California Oregon Power Company ("Grantor"), conveys and specially warrants to Whiskey Creek Timber Company, an Oregon corporation ("Grantee"), the following described real property as set forth in **Exhibit 1**, AS – IS and free of encumbrances created or suffered by the Grantor except as specifically set forth in **Exhibit 2** herein attached.

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.

{SIGNATURE ON FOLLOW PAGE}

Consideration \$500,000.00

The true and actual consideration for this transfer is \$500,000.00.

Dated this 3 day of December, 2021.

PacifiCorp, an Oregon corporation

Jana Mejdell  
Jana Mejdell,

Director of Transmission and  
Distribution Operations Support

### REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Deschutes

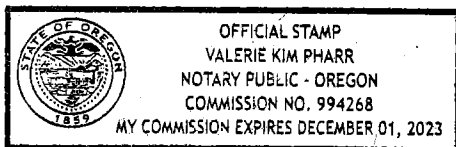
This instrument was acknowledged before me on this 3 day of December, 2021, by Jana Mejdell as Director of Transmission and Distribution Operations Support for PacifiCorp, an Oregon Corporation.

Valerie Kim Pharr

[Seal]

Notary Public

My commission expires: 12/01/2023



**Exhibit 1 to Statutory Special Warranty Deed**

Legal Description of Real Property

Government Lots 1, 2, 3, 4 and 5, and SW1/4 NE1/4 and the N1/2 S1/2 of Section 28; and Government Lots 1 and 2, and the N1/2 SW1/4 of Section 27 in Township 39 South, Range 7 East, Willamette Meridian, Klamath County, State of Oregon.

**Exhibit 2 to Statutory Special Warranty Deed**

**LIST OF EXCEPTIONS**

SUBJECT TO: Grantor disclaims any representation or warranty as to access. However, Grantee may evaluate the rights contained in that particular easement as instrument number 2014-007282 recorded on July 11, 2014 in Klamath County, State of Oregon records.

SUBJECT TO: Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Klamath River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line. Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Klamath River. All matters arising from any shifting in the course of Klamath River including but not limited to accretion, reliction and avulsion.

SUBJECT TO: Compensation and Consent to Common Use, including the terms and provisions thereof, Recorded: March 26, 1997 Instrument No.: M96-08262 as recorded in Klamath County, State of Oregon records.

SUBJECT TO: Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement, Recorded: July 11, 2014 Instrument No.: 2014-007282 as recorded in Klamath County, State of Oregon records.