



THIS SPACE RESERVED FOR

2022-001221

Klamath County, Oregon

01/31/2022 10:14:01 AM

Fee: \$97.00

Wilks Ranch Texas, LTD

PO Box 111

Cisco, TX 76437

Grantor's Name and Address

Michael S. Mountanos, Trustee

3976 Petaluma Hill Road

Santa Rosa, CA 95404

Grantee's Name and Address

After recording return to:

Michael S. Mountanos, Trustee

3976 Petaluma Hill Road

Santa Rosa, CA 95404

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

Michael S. Mountanos, Trustee

3976 Petaluma Hill Road

Santa Rosa, CA 95404

File No. 496512AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Wilks Ranch Texas, LTD, a Texas Limited Partnership, which acquired title as Wilks Ranch Oregon, LTD,
a Texas Limited Partnership,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto

Michael S. Mountanos, Trustee of the Michael S. Mountanos Living Trust UTA dated January 9, 1988,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with
the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the
County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE
LEGAL DESCRIPTION.**

The true consideration for this conveyance is \$3,469,925.20, PURSUANT TO AN IRC 1031 TAX DEFERRED
EXCHANGE ON BEHALF OF THE GRANTOR/GRANTEE.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 27th day of January, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Wilks Ranch Holdings, LLC, a Texas Limited Liability Company, general partner of Wilks Ranch Texas, LTD, a Texas Limited Partnership

By: X [Signature]
Farris Wilks, Chief Operating Officer

State of TEXAS } ss
County of EASTLAND }

On this 27th day of January, 2022, before me, Ryan Mechling a Notary Public in and for said state, personally appeared Farris Wilks, Chief Operating Officer, 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 TEXAS
Residing at: TX
Commission Expires: 1/07/2025



EXHIBIT "A"

496512AM

PARCEL 1:

Unsurveyed Parcel 1 of Land Partition 51-21, replat of parcel 3 of Land Partition 32-04 situate in the NW1/4 & NE1/4 Section 6, Township 36 South, Range 14 East, and Sections 30 and 31, Township 14 East, Willamette Meridian, Klamath County, Oregon and Recorded January 24, 2022 as Instrument No. 2022-000888, in the Records of Klamath County, Oregon.

More particularly described as follows:

A tract of land situated in the Northwest ¼ and the Northeast ¼ of Section 6, Township 36 South, Range 14 East of the Willamette Meridian and in Section 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 1 of Land Partition 51-21 as filed at the office of the Klamath County Clerk and being more particularly described as follows: Beginning at the initial point, said point being a 2½ inch aluminum cap marking the Southwest corner of Section 31, Township 35 South, Range 14 East of the Willamette Meridian; thence North 00°13'39" West 3976.47 feet; thence North 89°12'39" East 5162.70 feet to a point on the East line of Section 31; thence along said East line South 00°02'30" West 306.36 feet; thence leaving said East line North 89° 57'30" West 660.00 feet; thence South 00°02'30" West 1650.00 feet; thence South 89°57'30" East 660.00 feet to a point on said East line; thence along said East line South 00°02'30" West 2070.78 feet to the Southeast corner of said Section 31; thence along the East line of Section 6, South 00°35'00" East 200.00 feet; thence leaving said East line North 42° 20' 11" West 279.33 feet; thence 229.17 feet along a 800.00 foot radius curve to the left, the long chord of which bears North 50°32'35" West 228.39 feet; thence North 58°44'59" West 187.66 feet; thence 235.53 feet along a 300.00 foot radius curve to the left, the long chord of which bears North 81°14'27" West 229.53 feet; thence South 76°16'04" West 130.51 feet; thence 255.10 feet along a 500.00 foot radius curve to the left, the long chord of which bears South 61°39'07" West 252.34 feet; thence South 47°02'09" West 700.59 feet; thence 72.78 feet along a 200.00 foot radius curve to the right, the long chord of which bears South 57°27'39" West 72.38 feet; thence South 67°53'08" West 316.85 feet; thence 70.36 feet along a 200.00 foot radius curve to the right, the long chord of which bears South 77°57'50" West 70.00 feet; thence South 88°02'32" West 100.71 feet; thence 284.24 feet along a 500.00 foot radius curve to the left, the long chord of which bears South 71°45'23" West 280.43 feet; thence South 55°28'14" West 324.08 feet; thence 71.79 feet along a 300.00 foot radius curve to the right, the long chord of which bears South 62°19'34" West 71.62 feet to a point of reverse curvature; thence 83.46 feet along a 200.00 foot radius curve to the left, the long chord of which bears South 57°13'37" West 82.86 feet; thence South 45°16'20" West 144.81 feet; thence 196.34 feet along a 200.00 foot radius curve to the left, the long chord of which bears South 17°08'57" West 188.55 feet; thence South 10°58'26" East 259.33 feet; thence 55.48 feet along a 200.00 foot radius curve to the right, the long chord of which bears South 03°01'34" East 55.31 feet; thence South 04°55'17" West 62.42 feet; thence 123.11 feet along a 100.00 foot radius curve to the right, the long chord of which bears South 40°11'24" West 115.48 feet; thence South 75°27'31" West 258.51 feet; thence 124.65 feet along a 300.00 foot radius curve to the right, the long chord of which bears South 87°21'42" West 123.75 feet; thence North 80°44'07" West 483.97 feet; thence 44.51 feet along a 600.00 foot radius curve to the right, the long chord of which bears North 78°36'36" West 44.50 feet; thence North 76°29'06" West 266.91 feet; thence 46.15 feet along a 200.00 foot radius curve to the left, the long chord of which bears North 83°05'44" West 46.05 feet; thence North 89°42'23" West 134.20 feet; thence 96.05 feet along a 200.00 foot radius curve to the right, the long chord of which bears North 75°56'51" West 95.13 feet; thence North

62°11'20" West 306.98 feet; thence 19.75 feet along a 200.00 foot radius curve to the right, the long chord of which bears North 59°21'37" West 19.74 feet; thence North 56°31'55" West 150.13 feet; thence 172.05 feet along a 150.00 foot radius curve to the left, the long chord of which bears North 89°23'26" West 162.77 feet; thence South 57°45'03" West 180.58 feet to a point on the West line of said Section 6; thence along said West line North 00°00'00" East 1342.81 feet to the point of beginning.

Basis of bearings is Land Partition 51-21

PARCEL 2:

Unsurveyed Parcel 2 of Land Partition 32-04 in the E1/2 E1/2 of Section 2 and Section 1, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, Sections 6 and 7, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon and Sections 30 and 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

More particularly described as follows:

A tract of land situated in Sections 6 and 7, Township 36 South, Range 14 East of the Willamette Meridian and in the SE¼ of Section 31, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being Parcel 2 of Land Partition 32-04 as filed at the office of the Klamath County Clerk and more particularly described as follows:

Beginning at a point on the east line of said Section 6, said point being the northeast corner of said Parcel 2 and lying 200 feet, more or less south of the northeast corner of said Section 6; thence along said east line South 00° 35' East 5227 feet, more or less, to the northeast corner of said Section 7; thence south along the east line of said Section 7, 5280 feet, more or less, to the southeast corner of said Section 7; thence along the south line of said Section 7, South 89°18' West 4776 feet, more or less, to the centerline of the North Fork of Sprague River; thence Northeasterly along said centerline 7120 feet, more or less, to the section line common to said Sections 6 and 7; thence continuing Northerly along said centerline 5086 feet, more or less, to the northeast corner of Parcel 1 of said Land Partition 32-04; thence Westerly along the north line of said Parcel 1 2138 feet, more or less, to the west line of said Section 6; thence Northerly along said west line 280 feet to a point in the centerline of a gravel road, said point being the northwest corner of said Parcel 2 of Land Partition 32-04 and lying southerly 50 feet from the North 1/16 corner on the west line of said Section 6; thence along the north line of said Parcel 2 Easterly 2343 feet, more or less; thence Northerly 861 feet, more or less; thence Northeasterly 2400 feet, more or less, thence Southeasterly 1020 feet, more or less, to the point of beginning.

Basis of bearings is Land Partition 32-04

TOGETHER WITH all water right permits and certificates appurtenant to the property.

RESERVING THEREFROM one-half of all mineral, oil, gas, sand and gravel and other subsurface rights of Seller, if any, including the right to lease such rights, provided, however, that Seller waives and relinquishes to Buyer all attendant surface rights, including but not limited to rights of access on the Real Property for exploration and development.