

551187Am

AFTER RECORDING, RETURN TO:

Sunrise Mountain Ranch LLC
360 SW Bond St., Ste. 510
Bend, OR 97702

2022-010864

Klamath County, Oregon

09/07/2022 12:38:01 PM

Fee: \$92.00

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

Sunrise Mountain Ranch LLC
360 SW Bond St., Ste. 510
Bend, OR 97702

This space reserved for Recorder's use

SPECIAL WARRANTY DEED

Wilks Ranch Oregon, LTD, a partnership now known as Wilks Ranch Texas, LTD, a Texas limited partnership ("**Grantor**"), conveys and specially warrants to:

Sunrise Mountain Ranch LLC, an Oregon limited liability company,

the real property located in Klamath County, Oregon and described on the attached Exhibit A, which is made a part hereof by this reference, together with all appurtenant water rights; all easements, licenses, or permits associated with those water rights; and all appurtenant grazing permits and appurtenant leases held by Seller,

free of any encumbrances created or suffered by Grantor except all those items of record.

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 Grantor waives and relinquishes to Grantee all attendant surface rights, including but not limited to rights of access on the Property for exploration and development.

The actual consideration for this conveyance consists of monetary value as well as other value given. ORS 93.030(2).

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.

3rd IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this day of September, 2022.

GRANTOR:

Wilks Ranch Oregon, LTD, a partnership now known as Wilks Ranch Texas, LTD, a Texas limited partnership

By: Wilks Ranch Holdings LLC, a Texas limited liability company, its General Partner

By: [Signature]
Farris Wilks
Chief Operating Officer

STATE OF TX)
) ss.
COUNTY OF England)

The foregoing instrument is acknowledged before me this 3rd day of September, 2022, by Farris Wilks, Chief Operating Officer of Wilks Ranch Holdings LLC.



[Signature]
Notary Public for TX
My commission expires: 8/26/24

551187AM

EXHIBIT "A"
LEGAL DESCRIPTION

NW1/4 NE1/4 Section 4, Township 36 South, Range 14 East of the Willamette Meridian,
Klamath County, Oregon.

Tax lot number provided for informational purposes only: 3614-00000-00701