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AFTER RECORDING, RETURN TO:
PFC Resources Oregon LLC
360 SW Bond St., Ste. 510
Bend, OR 97702

2022-010865

Klamath County, Oregon

09/07/2022 12:38:01 PM

Fee: \$112.00

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

PFC Resources Oregon 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

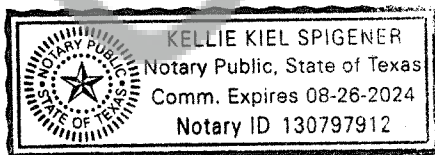
By: Wilks Ranch Holdings LLC, a Texas limited liability company, its General Partner

By: [Signature]

Farris Wilks
Chief Operating Officer

STATE OF TX)
COUNTY OF Eastland) ss.

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

EXHIBIT "A"

551187AM

PARCEL 1

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 15: W1/2 SW1/4

Section 16: NE1/4 SE1/4, S1/2 SE1/4, EXCEPTING THEREFROM:

Beginning at a point 208.7 feet West of the Northeast corner of the SW1/4 of the SE1/4 of Section 16, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence South 208.7 feet; thence West 208.7 feet; thence North 208.7 feet; thence East 208.7 feet to the point of beginning.

Section 21: E1/2 NE1/4, N1/2 NW1/4, SW1/4 NW1/4, NW1/4 SW1/4

Section 22: NW1/4

PARCEL 2

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: SW1/4 SE1/4

Section 28: W1/2 SW1/4

Section 29: N1/2 NE1/4, SE1/4 NE1/4, NE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 19: S1/2 SE1/4

Section 20: W1/2 SW1/4, NE1/4 SW1/4, NW1/4 SE1/4

Section 29: SE1/4 SE1/4

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: SE1/4 SW1/4

Section 29: NW1/4, N1/2 SW1/4, SW1/4 SW1/4, SW1/4 NE1/4, W1/2 SE1/4

Section 30: E1/2, E1/2 W1/2 EXCEPTING THEREFROM that portion of Land Partition 32-04 and Land Partition 51-21 lying in Section 30.

ALSO Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 20: NW1/4, W1/2 NE1/4

Section 29: SE1/4 SW1/4

EXCEPT THEREFROM that portion of the above described parcels conveyed to Klamath County by instrument recorded May 7, 1969 in Volume M69, page 3418, M69, page 3420 and M69, age 3422 Microfilm Records of Klamath County, Oregon.

PARCEL 3

Unsurveyed Parcel 2, 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 35 South, Range 14 East, Willamette Meridian, Klamath County, Oregon, and recorded January 24, 2022 as Instrument No. 2022-000888, Klamath County Records.

PARCEL 4

The W1/2 E1/2 and SE1/4 SE1/4 Section 33, Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, AND all of Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING the SE1/4 SE1/4 NW1/4, SW1/4 SW1/4 NE1/4 and SE1/4 SE1/4 and NW1/4 NE1/4.

ALSO ALL of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPT the NW1/4 SE1/4 NE1/4, N1/2 of Government Lot 4 (N1/2 NW1/4 NW1/4), N1/2 N1/2 NE1/4 SW1/4, N1/2 S1/2 NW1/4 SE1/4, S1/2 S1/2 SW1/4 SE1/4, S1/2 S1/2 SE1/4 SE1/4.

PARCEL 5

The N1/2 S1/2 NW1/4 SE1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 6

The N1/2 N1/2 NE1/4 SW1/4, Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 7

The SE1/4 SE1/4, Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 8

Township 35 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 32: W1/2, W1/2 E1/2

Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Section 5: All

Section 8: All

PARCEL 9

All of Section 9, EXCEPTING THEREFROM the S1/2 S1/2 NW1/4 NW1/4 and N1/2 N1/2 SW1/4 NE1/4, and the N1/2 S1/2 NE1/4 NE1/4, and the S1/2 S1/2 NW1/4 SE1/4, and the S1/2 N1/2 SE1/4 SW1/4, and the S1/2 S1/2 NW1/4 SW1/4, and the N1/2 S1/2 SW1/4 SW1/4, and the S1/2 N1/2 SE1/4 NW1/4, all in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 10

The S1/2 S1/2 SE1/4 SE1/4 of Section 3, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 11

Intentionally Deleted

PARCEL 12

SE1/4 SE1/4 NW1/4; SW1/4 SW1/4 NE1/4 Section 4, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 13

The following described real property situate in Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon:

Section 9: All

Section 10: The SW1/4 NW1/4; the E1/2 SW1/4; and the SE1/4

Section 14: The S1/2 S1/2

Section 15: All

Section 16: All

Section 22: The NE1/4; the N1/2 NW1/4; and the SW1/4 NW1/4

Section 23: The N1/2 NE1/4; and the NW1/4

PARCEL 14

All in Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon:

Section 11: E1/2 and the SW1/4;

Section 12: All;

Section 13: NE1/4, N1/2 NW1/4 and E1/2 SE1/4;

Section 24: N1/2, and N1/2 SE1/4; and

All in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 18: Government Lots 1, 2, 3 and 4.

PARCEL 15

The S1/2 of the NW1/4, the SW1/4 and the W1/2 of the SE1/4 of Section 13 and the N1/2 and the N1/2 of the S1/2 Section 14 all in Township 36 South Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 16

INTENTIONALLY DELETED.

PARCEL 17

All of Section 16 and the E1/2 of Section 17, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 18

The W1/2 of Section 17 and the E1/2, E1/2 W1/2 of Section 18, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 19

N1/2, N1/2 N1/2 N1/2 SE1/4; N1/2 N1/2 NE1/4 SW1/4; N1/2 S1/2 NE1/4 SW1/4; S1/2 S1/2 NE1/4 SW1/4; S1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SE1/4 SW1/4; S1/2 S1/2 NW1/4 SE1/4; N1/2 N1/2 SW1/4 SE1/4; N1/2 S1/2 SW1/4 SE1/4; N1/2 S1/2 SW1/4 SW1/4; S1/2 N1/2 NW1/4 SW1/4; All being in Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company by deed recorded Volume 80 page 437 and Volume 84, page 417, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM any portion lying within the US Highway 66 right of way.

PARCEL 20

The S1/2 N1/2 NE1/4 SE1/4, and N1/2 S1/2 NE1/4 SE1/4

EXCEPTING THEREFROM that portion conveyed to the Oregon California and Eastern Railway Company, Section 19 Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 21

N1/2 S1/2 SE1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 22

The S1/2 N1/2 NW1/4 SE1/4 of Section 19, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.