

2024-002068

Klamath County, Oregon

03/19/2024 09:01:01 AM

Fee: \$142.00

*6/4/24 AM*

AFTER RECORDING, RETURN TO:

Klamath Basin Holdings LLC

PO Box 5027

Larkspur, CA 94977

UNTIL A CHANGE IS REQUESTED,

SEND ALL TAX STATEMENTS TO:

Klamath Basin Holdings LLC

PO Box 5027

Larkspur, CA 94977

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### STATUTORY WARRANTY DEED

Klamath Lake Land Trust, an Oregon Domestic Nonprofit Corporation as to Parcels 1 and 2; Klamath Lake Land Trust, as to Parcels 3, 4, 5, 9, and 25-30; and Klamath Lake Land Trust, an Oregon Nonprofit Corporation as to Parcels 6, 7, 8, and 10-24 ("Grantor"), conveys and warrants to Klamath Basin Holdings LLC, an Oregon limited liability company, the real property located in Klamath County, Oregon, and described on the attached Exhibit A (the "Property"), free of any deeds of trust, mortgages, liens, and other encumbrances except as specifically set forth herein, subject to the matters shown on attached Exhibit B.

The true consideration for this conveyance is Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00).

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 and Acknowledgment on following pages]

Return To:



18 IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of this day of March, 2024.

**GRANTOR:**

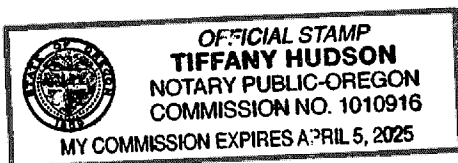
**Klamath Lake Land Trust, an Oregon Domestic Nonprofit Corporation as to Parcels 1 and 2; Klamath Lake Land Trust, as to Parcels 3, 4, 5, 9, and 25-30; and Klamath Lake Land Trust, an Oregon Nonprofit Corporation as to Parcels 6, 7, 8, and 10-24**

By: [Signature]  
Kelley Delpit, Board President

Date: March 18, 2024

STATE OF OREGON )  
COUNTY OF Douglas )ss.

The foregoing instrument is acknowledged before me this 18<sup>th</sup> day of March, 2024, by Kelley Delpit as Board President of the Klamath Lake Land Trust, an Oregon Domestic Nonprofit Corporation, the Klamath Lake Land Trust, and the Klamath Lake Land Trust, an Oregon Nonprofit Corporation, who acknowledged to me that pursuant to a Resolution of the Board of Directors, she is authorized to execute the foregoing instrument on behalf of the Klamath Lake Land Trust, an Oregon Domestic Nonprofit Corporation, the Klamath Lake Land Trust, and the Klamath Lake Land Trust, an Oregon Nonprofit Corporation.



[Signature]  
Notary Public for Oregon  
My commission expires: 4/5/25

**EXHIBIT A  
to Statutory Warranty Deed**

Legal Description of Property and Beneficial Appurtenant Easements

614421AM

**PARCEL 1**

Lots 1 through 18 inclusive, Block 33 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**PARCEL 2**

NW1/4 of the NW1/4 of the SE1/4 of Section 13, Township 37 South, Range 15 East of the Willamette Meridian.

EXCEPTING THEREFROM that 100 foot strip across the Northerly part conveyed to Bly Logging Co. for logging railroad by deed recorded October 14, 1929 in Deed Volume 88 at page 143.

**PARCEL 3 AND 4**

That portion of Government Lots 23 and 24, Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the Easterly line of said Lot 24 with the Southerly line of Sprague River; thence Southwesterly along the Southerly and Easterly line of Sprague River to a point on the South line of said Lot 23; thence East along the South line of Lots 23 and 24 to the Southeast corner of said Lot 24; thence North along the East line of said Lot 24 to the point of beginning.

**PARCEL 5**

That portion of Government Lots 22 and 23, Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to Lots 22, 23, 26 and 27 said Section, Township and Range; thence West along the South line of said Lot 22 to a point on the Easterly line of the Sprague River; thence Northeasterly and Southeasterly along Sprague River to a point on the South line of Lot 23; thence West along the South line of said Lot 23 to the point of beginning.

**PARCEL 6 AND 7**

A tract of land situated in the E1/2 E1/2 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on a curve on Green Forest Drive, said point being South 17°30'10" West a distance of 1,779.60 feet from the Northeast corner of said Section 21; thence along the arc of a curve to the left (radius point bears North 82°31'36" East 230.00 feet, central angle is 38°46'41") 155.67 feet; thence along the arc of a curve to the right (radius point bears South 52°55'01" West 500.00 feet, central angle is 78°52'34") 688.32 feet; thence South 41°47'35" West 497.95 feet to a point on the Westerly boundary of Tract 1029 - Sprague River Pines, a duly recorded subdivision; thence Southerly along said Tract 1029 to

the South line of said Section 21; thence Westerly along said South line 874.5 feet to the Southwest corner of the E1/2 E1/2 of said Section 21; thence Northerly along the West line of the E1/2 E1/2 of said Section 21 to the Southwest corner of that tract of land described in Deed Volume M69 at page 2047, as recorded in the Klamath County Deed Records; thence along the Southwesterly line of said Deed Volume M69 at page 2047 and Deed Volume M76 at page 16681 to a point that bears South 49°42'03" West from the point of beginning; thence North 49°42'03" East 497.8 feet, more or less, to the point of beginning, including the area within the meandering Sprague River, with bearings based on the said Tract 1029 - Sprague River Pines.

EXCEPT ANY portion of the above described parcels conveyed by Deed recorded May 2, 1968 in Book M68 at page 3939, Microfilm Records of Klamath County, Oregon.

#### PARCEL 8

A portion of the E1/2 of the E1/2 of the W1/2 of the NW1/4 of the SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of E1/2 of the E1/2 of the W1/2 of the NW1/4 of the SE1/4 that lays North of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence South 264' to a point, thence East 165' to a point, thence North 264' to a point, thence West 165' to the point of beginning.

#### PARCEL 9

A portion of the S1/2N1/2NW1/4SW1/4 of Section 5, Township 35 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is the intersection of the South line of the S1/2N1/2NW1/4SW1/4 and the Westerly line of the Sycan River; thence Westerly along the South line a distance of 280 feet to a point; thence North a distance of 150 feet to a point; thence East to the West line of the Sycan River; thence Southeasterly along the West line of the River to the point of beginning.

#### PARCEL 10 THROUGH 13

That portion of Section 6 lying Easterly and adjoining the Sycan River. That portion of the W1/2 of Section 5, lying Easterly and adjoining the Sycan River. That portion of the W1/2 of Section 8, lying Easterly and Northerly adjoining the Sycan River and the N1/2 NE1/4 and the N1/2 S1/2 NE1/4 of Section 8, all in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the Westerly 495 feet of the Easterly 990 feet of the SE1/4 that lies Northerly of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

S1/2 S1/2 NE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 14

The SW1/4 SW1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(a) The part of the W1/2 of the W1/2 of the W1/2 of the SE1/4 and the W1/2 of the E1/2 of the W1/2 of the W1/2 of the SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies North of the Sycan River, in the County of Klamath, State of Oregon.

(b) Beginning at the Southwest corner of the E1/2 of the E1/2 of the W1/2 of the NW1/4 of the SE1/4 that lies North of the Sycan River, in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence North 363 feet to a point; thence East 60 feet to a point; thence South to the Northerly boundary of the Sycan River; thence West along the river to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 15

A portion of the NW1/4 SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the E1/2 E1/2 W1/2 NW1/4 SE1/4 that lies North of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence North 396 feet to a point, thence West 165 feet to a point, thence South 33 feet to a point, thence East 60 feet to a point thence South 363 feet to Northerly boundary of the Sycan River, thence East along the river to the point of beginning.

PARCEL 16

That portion of the E1/2 W1/2 E1/2 SE1/4 lying South of the Sycan River situate in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 17 AND 18

The E1/2 E1/2 SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, lying South of the Sycan River, Klamath County, Oregon.

PARCEL 19

The Easterly 495 feet of the SE1/4 that lies North of the Sycan River, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 20 AND 21

The SE1/4 of the NE1/4 of the SE1/4 of Section 7 and that part of the S1/2 of the NW1/4 of the SW1/4 that lies West of the Sycan River in Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 22

The W1/2 of the W1/2 of the SE1/4 of Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 23

The W1/2 of the E1/2 of the W1/2 of the SE1/4, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 24

The E1/2 of the E1/2 of the W1/2 of the SE1/4, Section 8, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies South of the Sycan River.

PARCEL 25 AND 26

The E1/2 of the NW1/4 of the NE1/4 and the NE1/4 of the NE1/4 and the Southerly sixty (60) feet of the W1/2 of the NW1/4 of the NE1/4 of Section 7, and all that part of the NW1/4 of the NW1/4 of Section 8, which lays West of the Sycan River, all in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

Together with an easement and right of way for roadway and utility purposes as disclosed in warranty deed dated November 23, 1964, recorded November 30, 1964 in Volume 357, Page 603, Records of Klamath County, Oregon.

PARCEL 27

The E1/2 E1/2 NW1/4 and the N1/2 SE1/4 of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 28

The E1/2 E1/2 SW1/4 of Section 18, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 29

Government Lots 1, 2, 7, 8, 9, 10, 15 and 16, also described as the NE1/4 of Section 12, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 30

Government Lots 3, 4, 5, 6, 11, 12, 13 and 14, also described as the NW1/4 of Section 12, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**EXHIBIT B**  
**to Statutory Warranty Deed**

Permitted Exceptions as Identified by Preliminary Title Report No. 3, dated January 29, 2024,  
AmeriTitle File No. 614421AM

**GENERAL EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

**SPECIAL EXCEPTIONS FOR PARCEL 1:**

6. City liens, if any, of the City of Klamath Falls.
7. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing
8. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

**SPECIAL EXCEPTIONS FOR PARCEL 2:**

9. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
10. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing
11. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

12. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: January 2, 1968  
Volume: M68, page 26

**SPECIAL EXCEPTIONS FOR PARCEL 3, 4, AND 5:**

14. Notwithstanding Paragraph 4 of the covered risks of this policy, this policy does not insure against loss arising by reason of any lack of a right of access to and from the Land.
15. 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 Sprague 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 Sprague River.

All matters arising from any shifting in the course of Sprague River including but not limited to accretion, reliction and avulsion.

16. The provisions contained in Land Status Report,  
Recorded: October 17, 1958,  
Instrument No.: Volume 305, page 30  
As follows: See report for particulars.

**SPECIAL EXCEPTIONS FOR PARCEL 6 AND 7:**

17. 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 Sprague 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 Sprague River.

All matters arising from any shifting in the course of Sprague River including but not limited to accretion, reliction and avulsion.

18. Any difference in the mean high water line of the Sprague River and the meander line as shown by government survey.
19. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.



20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: State of Oregon, by and through its Department of Transportation  
Recorded: September 11, 2003  
Volume: M03, page 67571

21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The United States of America, by and through the Commodity Credit Corporation  
Recorded: December 2, 2004  
Volume: M04, page 82951

**SPECIAL EXCEPTIONS FOR PARCEL 8:**

22. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

23. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

24. 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 Sycan 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 Sycan River.

All matters arising from any shifting in the course of Sycan River including but not limited to accretion, reliction and avulsion.

25. Deed of Tribal Property, including the terms and provisions thereof,  
Recorded: April 14, 1959  
Volume: 311, page 515

26. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: June 26, 1972  
Volume: M72, page 6882

**SPECIAL EXCEPTIONS FOR PARCEL 9:**

27. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

28. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

29. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing

30. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the land.
31. 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 Sycan 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 Sycan River.

All matters arising from any shifting in the course of Sycan River including but not limited to accretion, reliction and avulsion.

32. The provisions contained in Deed of Tribal Property,  
Recorded: April 14, 1959,  
Instrument No.: Volume 311, page 515, Deed Records  
As follows: see deed for particulars.
33. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Recorded: March 11, 1968  
Instrument No.: M68, page 1989

SPECIAL EXCEPTIONS FOR PARCEL 10 THROUGH 24:

34. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
35. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber Fire Patrol
36. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing Fire Patrol
37. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
38. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Forest Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five (5) or lesser number of years in which the land was subject to the special land use assessment.
39. 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 Sycan 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 Sycan River.

All matters arising from any shifting in the course of Sycan River including but not limited to accretion, reliction and avulsion.

40. Any difference in the mean high water line of the Sycan River and the meander line as shown by government survey.
41. Deed of Tribal Property, including the terms and provisions thereof,  
Recorded: April 14, 1959  
Volume: 311, page 515
42. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: August 18, 1964  
Volume: 355, page 394
43. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: November 17, 1964  
Volume: 357, page 468
44. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: January 11, 1965  
Volume: 358, page 532
45. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:  
Recorded: January 29, 1969  
Volume: M69, page 751
46. Notwithstanding Paragraph 4 of the covered risks of the policy or policies to be issued, the policy or policies will not insure against loss arising by reason of any lack of a right of access to and from the Land.
47. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.

**SPECIAL EXCEPTIONS FOR PARCELS 25 AND 26:**

48. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge
49. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

50. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing

51. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

52. 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 Sycan 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 Sycan River.

All matters arising from any shifting in the course of Sycan River including but not limited to accretion, reliction and avulsion.

53. The provisions contained in Deed,  
Recorded: April 14, 1959,  
Volume: 311, page 515

54. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: June 17, 1964  
Volume: 353, page 589

55. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:  
Recorded: November 30, 1964  
Volume: 357, page 603

56. Declaration of Easement and Maintenance Covenant, including the terms and provisions thereof,  
Recorded: November 30, 1977  
Volume: M77, page 23166

**SPECIAL EXCEPTIONS FOR PARCELS 27 AND 28:**

57. Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge

58. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing

59. Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber

60. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

61. Reservation of Oil, gas, or other minerals, including the terms and provisions contained therein; in deed.

Recorded: March 9, 1959

Volume: 310, page 386

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

62. The provisions contained in Deed,

Recorded: June 18, 1961,

Volume: 353, page 611

63. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as set forth in instrument:

Granted To: The Public

Recorded: June 23, 1980

Volume: M80, page 13338

64. An easement including the terms and provisions thereof, affecting the portion of said Land and for the purposes stated therein as reserved in instrument:

Recorded: February 3, 1987

Volume: M87, page 1630

65. Determination of Lawful Unit of Land, including the terms and provisions thereof,

Recorded: July 19, 2010

Instrument No.: 2010-008589

#### SPECIAL EXCEPTIONS FOR PARCEL 29 AND 30:

66. 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 Sprague 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 Sprague River.

All matters arising from any shifting in the course of Sprague River including but not limited to accretion, reliction and avulsion.

67. The provisions contained in Contract,

Recorded: August 13, 1973,

Volume: M73, page 10716

68. Memorandum of Agreement, including the terms and provisions thereof,

Recorded: November 13, 2017

Instrument No.: 2017-013030