

AFTER RECORDING, RETURN TO: Coleman Valley Ranch P.O. Box 60370 Reno, NV 89506	
UNTIL FURTHER NOTICE SEND ALL TAX STATEMENTS TO: Coleman Valley Ranch P.O. Box 60370 Reno, NV 89506	

STATUTORY WARRANTY DEED

SCHADLER RANCH, INC., a Nevada Corporation, Grantor, by and on resolution of its Board of Directors, conveys and warrants to COLEMAN VALLEY RANCH LLC, a Nevada limited liability company, Grantee, free of encumbrances except as specifically set forth herein:

The real property situate in the County of Lake, State of Oregon, as shown on the attached Exhibit A, together with all appurtenant water rights, including but not limited to a water right evidenced by Application S42380, Permit S31660, Certificate 40433; water right evidenced by Application S42379, Permit S31659, Certificate 40432; and water right evidenced by Application S69026, Permit S50338, Certificate 83191, each of water benefit portions of the property described in the attached Exhibit A.

Grantor herein covenants: (1) that at the time of the delivery of this instrument the grantor is seized of the estate in the property herein described and that the grantor has good right to convey the same; (2) that at the time of delivery of this instrument the property is free from encumbrances except as specifically set forth herein; and, (3) that the grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Grantor hereby represents to Grantee that, as of the date of recordation of this Statutory Warranty Deed in Official Records of Lake County, State of Oregon, Grantor has not leased or granted any grazing rights, hunting rights, or other rights or permissions to any third parties as to the real property above described, whether or not recorded.

Exceptions: Subject to that mortgage dated October 21, 2002, recorded October 29, 2002, at Book 131, Page 347, Lake County Mortgage Record, in which Schadler Ranch, Inc., a Nevada Corporation, also appearing of record Schadler appearing of record Schadler Ranch, Inc., an Oregon Corporation, Lonny R. Schadler and Jean S. Schadler, husband and wife, and Margaret M. Schadler, individually, are the mortgagors and Zion's First National Bank was the mortgagee, which interest was assigned October 21, 2002, recorded October 29, 2002 at Book 137, Page 367, Lake County Mortgage Records, Oregon, US Bank, National Association.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$4,000,000.00 together with personal property and other real property outside of the geographical boundaries of Lake County, Oregon. (Here, comply with the requirements of ORS 93.030.)

Attest: Jean Schadler Secretary
By: Lonny Schadler President
STATE OF NEVADA, County of Lake, ss.

This instrument was acknowledged before me on this 16 day of August, 2011, by Lonny Schadler as President of Schadler Ranch, Inc.

Kristen C Wells
Notary Public for Nevada
My Commission Expires: 6-18-2012

OFFICIAL SEAL
KRISTEN C WELLS
NOTARY PUBLIC - OREGON
COMMISSION NO. 427616
MY COMMISSION EXPIRES JUN 18, 2012

LAKE COUNTY, OREGON 2011-001048
D-WDEED 08/22/2011 03:50:38 PM
Cnt=1 Pgs=2
\$10.00 \$11.00 \$15.00 \$10.00 Total: \$46.00

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I, Stacie Geaney, County Clerk for Lake County, Oregon certify that the instrument identified herein was recorded in the Clerk records.
Stacie Geaney - County Clerk

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E-RECEIVED
JUL 22 2026
OWRD

LAKE COUNTY RECORDING NO.

2011001048

EXHIBIT "A"
LEGAL DESCRIPTION

In the County of Lake, State of Oregon, as follows:

Parcel 1

Township 41 South, Range 25 East of the Willamette Meridian,

Section 5: The S $\frac{1}{2}$ of the NW $\frac{1}{4}$;
The W $\frac{1}{2}$ of the SW $\frac{1}{4}$;
The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Section 6: Government Lot 4;
The S $\frac{1}{2}$ of the NE $\frac{1}{4}$;
The E $\frac{1}{2}$ of the SW $\frac{1}{4}$;
The SE $\frac{1}{4}$.

Section 7: Government Lot 1;
The NE $\frac{1}{4}$;
The E $\frac{1}{2}$ of the NW $\frac{1}{4}$;
The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$;
The E $\frac{1}{2}$ of the SE $\frac{1}{4}$.

Section 8: The N $\frac{1}{2}$;
The SW $\frac{1}{4}$;
The N $\frac{1}{4}$ of the SE $\frac{1}{4}$;
The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$.

Section 17: ALL

Section 20: Government Lots 2 & 3;
The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$;
The N $\frac{1}{4}$ of the NW $\frac{1}{4}$.

Parcel 2

Township 41 South, Range 25 East of the Willamette Meridian,

Section 8: The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$.