

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. If for multiple rights, a separate form for each right will be required.

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

Address: Malin Oregon 97632 City State Zip None: Home Work Other PROPERTY BUYER INFORMATION PROPERTY BUYER INFORMATION Print Last Iailing Address: 6400 Highway 66 Iamath Falls Oregon 97601 City State Zip None: 541-880-5456 Home Work Other PROPERTY DESCRIPTION (attach additional pages if necessary): Ounty: Klamath Township: 40 South Range: 13 East Section: 19 ax Lot Number(s): creet address of water right property: Bryant Mtn. atter Right Information (attach copy of water right permit or certificate & final proof map):	MAR 2 1 2016 SALEM, OR
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1	, 20, 29, 32
pplication 7: 18274, 18277 Permit #: 14101 Certificate or Page #: 20330	, 20, 29, 32
ill all the lands associated with this water right be owned by the buyer? • Yes No	
	0, 20331
gnature: Date: 3/11/16	

Rev. September 2008

Ownership Update WTR

WARRANTY DELD

KNOW ALLOUEN BY THEST PRESENTS THE LOYAL IL TOVENESS TO and MILDRED H. LOVINESS, husband and wife, hereinafter known as GRANTOR, grants, bargains and sells to JELE-WEN, inc., an Oregon Corporation, hereinafter known as GRANTEL, and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows:

The following described property is situated in Township 40 South, Range 13 Fast of the Willamette Meridian, Klamath County, Oregon.

Section 17: Section 18: SISS

Section 19: SE4SW4

N'SWI Section 20:

Section 21: Section 22:

Section 26:

A11 A11 Section 27:

Section 28: A11

Section 29: Section 30:

Section 32:

All
N5NE4, NE4NW4, SN4NE4, E5SE4, NW4SE4, NE4NE4NE4SW4
N5N5, SE4NW4, S4NE4, NE4SE4
N5, N5E4, N4SW4, and beginning at a point on
the NW corner of SE4SW4, thence Easterly along
the North boundary of SE4SW4 to the NE corner
of SE4SW4; thence Southerly to the SE corner
of SE4SW4; thence diagonally Northwesterly to
the Point of Beginning.
All Section 33:

Section 34: Section 35: All Wises, SESNES

TOGETHER WITH: A perpetual easement for the constructing, maintaining, replacing, repairing and using for road purposes the following described land situated in Klamath County, Oregon:

WARRANTY DEED -1-

1.

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Beginning at a point on the West line of NEESE's of Section 35. Township 40 South, Range 13 Fast of the Willamette Meridian which is 84.828 feet South of the Northwest corner of said NEESE's, thence Northerly along said West line to the Northwest corner of said NEESE's, thence 84.828 feet Lasterly along the North line of said NEESE's to a point; thence diagonally Southwesterly 120 feet, more or less, to the point of beginning:

together with the right to do all things reasonably necessary in the building, constructing, maintaining, replacing and using of said road. This easement shall be perpetual, and shall run with the land affected thereby.

SUBJECT TO: Easements, rights of way of record, and those apparent upon the land.

SUBJECT TO: Right of way for roadway as conveyed to United States of America by deed recorded December 20, 1903, in Volume 350, page 31, Deed Records of Klamath County, Oregon.

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

And said GPANTOR hereby covenants to and with said GRANTEE and Grantee's heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that GRANTOR will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons a smsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$950,000.00.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument

WARRANTY DEED -2-

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SALEM, OF

3000

may of tebruary, 1977; if a corporate Grantor, it has to rise to be signed by its officer, duly authorized thereto order of its board of directors,

LOTAL TI. LOVENESS

HILDRED II. LOVENESS

STATE OF OREGON

County of Klamath)

Personally appeared before mo the above-named LOYAL H. LOVINESS and MILDRED H. LOVENESS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Cregon
My commission expires:

After recording return to:

JELD-WEN, inc. 3303 Lakeport Boulevard Klamath Falls, Oregen 97601

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

JELD-WEN, inc. 3303 Lakeport Boulevard Klamath Falls, Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of PEBRITARY A.D., 19 77 at 4:15 o'clock PM., and duly recorded in Vol H 77

DEEDS

\$ 9.00 FEE_

WM. D. MILNE, County Clerk By Hazel Many

_Deputy

WARRANTY DEED -3-

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SALEM, OR

2007-01 ...22 Klamath County, Oregon

This !



07/02/2007 08:43:28 AM

Fee: \$61.00

After recording return to:

JWTR, LLC Attn: Craig Ditman 6400 Highway 66 Klamath Falls, OR 97601

GRANTOR:

JELD-WEN, inc.

GRANTEE:

JWTR, LLC Attn: Craig Ditman 6400 Highway 66 Klamath Falls, OR 97601

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

JWTR, LLC Attn: Craig Ditman 6400 Highway 66 Klamath Falls, OR 97601

QUITCLAIM DEED

JELD-WEN, inc., an Oregon corporation, hereby conveys, releases and quitclaims to JWTR, LLC, an Oregon limited liability company, and its heirs, successors, and assigns, all of its right, title and interest, if any, in and to the real property situated in the County of Klamath, State of Oregon and particularly described on Exhibit A attached hereto.

The true and actual consideration for this transfer is \$10.00 and other good and valuable consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE **PERSON** TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

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MAR 2 1 2016

SALEM, OF

PAGE 1 of 2





DATED: June 29, 2007

GRANTOR:

JELD-WEN, inc.

Jason de

Its: Corporate Development Manager

STATE OF OREGON

) ss.

COUNTY OF KLAMATH

On the 29th day of June 2007, before me, the undersigned, personally appeared Jason de Vries, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual executed the instrument.

Notary Public State of <u>Aregon</u>
Originally Qualified in the County of <u>Klamath</u>

My commission expires: 3-17-2010



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MAR 2 1 2016

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EXHIBIT "A" - LEGAL DESCRIPTION

/ Parcel 1

The following described property is situated in Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Section 17: Sas

Section 18: Sh

Section 19: Nanet, NEINWI, SWINEI, SEL, SELSWI

Section 20: Nana, Sant, SELNWI, SEL, SELSWI, Waswit

Section 21: Wa, NWINEI, SINEI, NWISEI, SISEI

Section 22: Sanwa, Swa, SE

Section 26: SaSWit

Section 27: All

Section 28: All

Section 29: All

Section 30: Nanet, Neinwi, Swinet, Easet, Nwiset, Neineineiswi

Section 32: NaNa, SEINWI, SANEI, NEISEI

Section 33: No. SEt, No. SW1, and beginning at a point on the NW corner of SE1SW1, thence Easterly along the North boundary of SE1SW1 to the NE corner of SEISWI; thence Southerly to the SE corner of SEISWI; thence diagonally Northwesterly to the Point of Beginning,

Section 34: All

Section 35: Wa, WaSEL, SELNEL

Parcel 2

The following described property is situated in Township 40 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon:

Section 10: E'4SE'4, S'4NE'4

SW¼, SE¼NW¼ (Lot 6), S½SE¼ (Lots 11 and 12), and Section 11:

NE'4SE'4 (Lot 9).

Lots 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 16 (being the SE1/4, Section 13:

N½SW¼, SE½SW¼, SW¼NW¼, S½NE¼, NW½NW¼,

NW¼NE¼).

NE¼, NE¼SE¼, N½NW¼ Section 14:

SW¼NE¼, SE¼ Section 15:

Section 22: N½NE¼, SE¼NE¼, N½SE¼. SW¼SE¼, E½SW¼

Section 23: NW1/4 and NW1/4SW1/4 **RECEIVED BY OWRD**

MAR 2 1 2016

SALEM, OR

The N 1/2 of the NW 1/4 of Section 7, Township 40 South, Range 13 Parcel 3 ! East of the Willamette Meridian, Klamath County, Oregon.

That portion of the NE 1/4 NW 1/4 of Section 6, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Langell Valley Highline Irrigation Canal. ✓ Parcel 4:

Lots 1, 2, 3, 4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, SE 1/4 SW 1/4 of Section 6, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. V Parcel 5:

That portion of the SE 1/4 SW 1/4 of Section 31, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, / Parcel 6: lying Southwesterly of the West Langell Valley Road.

^{**} Legal description continued **

2014-010046 Klamath County, Oregon



09/29/2014 12:37:42 PM

Fee: \$412.00

After Recording, Return To:

EPC Green Diamond LLC c/o Green Diamond Resource Company 1301 Fifth Avenue, Suite 2700 Seattle, WA 98101-2613 Attn: General Counsel

Until A Change Is Requested, Send All Tax Statements To:

Same as above



Space above reserved for recorder

STATUTORY WARRANTY DEED (Klamath County)

JWTR OREGON, LLC, an Oregon limited liability company ("Grantor"), conveys and warrants to EPC GREEN DIAMOND LLC, a Washington limited liability company ("Grantee"), the real property located in Klamath County, Oregon, described on the attached Exhibit A (the "Property"), free of encumbrances except as specifically set forth herein;

TOGETHER WITH all rights, privileges and interests appurtenant thereto, including (i) all trees growing or down and logs, fiber and woody biomass located thereon; (ii) all of Grantor's interest and rights in minerals, oil and gas, gravel and rock located thereon or thereunder; (iii) all of Grantor's right, title and interest in, to and under all structures, facilities and improvements, including all buildings, bridges and gates; (iv) all of Grantor's right, title and interest in, to and under all fixtures, systems, equipment and other items of personal property attached or appurtenant thereto; (v) all of Grantor's right, title and interest in, to and under all easements, road use agreements, rights-of-way and licenses appurtenant thereto, to the extent assignable and transferable; (vi) all of Grantor's interest in water rights appurtenant to or used in connection with the Property, including any rights, agreements or contracts related to the delivery of water to the extent they relate to the Property and stock in water companies providing water to the Property; and (vii) all of Grantor's right, title and interest in, to and under all licenses, permits, approvals and franchises relating to the zoning, land use, ownership, operation, occupancy, construction or maintenance thereof running to or in favor of the Grantor or the Property, to the extent assignable and transferable.

The true consideration for this conveyance stated in terms of dollars is \$8,532,160.00.

SUBJECT TO, and excepting and excluding from the covenants and warranties described herein and in ORS 93.850, the matters set forth on attached Exhibit B.

STATUTORY WARRANTY DEED (KLAMATH COUNTY, OREGON)

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MAR 2 1 2016

SALEM, OR

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 acknowledgement on following page.]

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SALEM, OR

STATUTORY WARRANTY DEED (KLAMATH COUNTY, OREGON)

3

PAGE 2

DATED this 27 day of Sot - 2014.

GRANTOR:

JWTR OREGON, LLC, an Oregon limited liability company

JWTR, LLC,

an Oregon limited liability company

its Manager

Samuel D. Porter, President

STATE OF OREGON County of Klamath

The foregoing instrument is acknowledged before me this 21 day of Suptember, 2014, by Samuel D. Porter as President of JWTR, LLC, an Oregon limited liability company, Manager of JWTR Oregon, LLC.



Cherice J. Treasure

Notary Public for Oregon

468299 Commission No.:___

My commission expires: ____

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SALEM, OR

STATUTORY WARRANTY DEED (KLAMATH COUNTY, OREGON)

PAGE 3

PARCEL 5 CONTINUED

Section 16 - The N1/2 of the NE1/4; the W1/2

Section 17 - The S1/2 of the NE1/4; the NE1/4 of the NW1/4; the N1/2 of the SE1/4

Section 18 - The NE1/4 of the NE1/4

Section 22 - The W1/2 of the NW1/4; the NW1/4 of the SW1/4

Section 23 - The NE1/4; the N1/2 of the SE1/4; the SW1/4 of the SE1/4

Section 24 - The NE1/4; the W1/2 of the NW1/4; the NW1/4 of the SW1/4

Section 26 - The NW1/4 of the NE1/4; the N1/2 of the NW1/4

Section 27 - The W1/2 of the NE1/4; the SE1/4 of the SE1/4

Section 34 - The N1/2; the NE1/4 of the SE1/4

Section 35 - The S1/2 of the NE1/4; the SW1/4 of the NW1/4; the W1/2 of the SW1/4;

the SE1/4 of the SW1/4; the E1/2 of the SE1/4

Section 36 - The NW1/4; the W1/2 of the SW1/4; the W1/2 of the NE1/4

All being in Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

BRYANT MOUNTAIN

PARCEL 1:

The following described property situated in Township 40 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

Section 17: S1/2 S1/2

Section 18: S1/2

Section 19: N1/2 NE1/4, NE1/4 NW1/4, SW1/4 NE1/4, SE1/4, SE1/4 SW1/4

Section 20: N1/2 N1/2, S1/2 NE1/4, SE1/4 NW1/4, SE1/4, SE1/4 SW1/4, W1/2 SW1/4

Section 21: W1/2, NW1/4 NE1/4, S1/2 NE1/4, NW1/4 SE1/4, S1/2 SE1/4

Section 22: S1/2 NW1/4, SW1/4, SE1/4

Section 26: S1/2 SW1/4

Section 27: All

Section 28: All

Section 29: All

Section 30: N1/2 NE1/4, NE1/4 NW1/4, SW1/4 NE1/4, E1/2 SE1/4, NW1/4 SE1/4, NE1/4 NE1/4 NE1/4 SW1/4,

Section 32: N1/2 N1/2, SE1/4 NW1/4, S1/2 NE1/4, NE1/4 SE1/4

Section 33: N1/2, SE1/4, N1/2 SW1/4 and beginning at a point on the Northwest corner of SE1/4 SW1/4, thence Easterly along the along the North boundary of SE1/4 SW1/4 to the Northeast corner of SE1/4 SW1/4; thence Southerly to the Southeast corner of SE1/4 SW1/4; thence diagonally Northwesterly to the point of beginning.

Section 34: All

Section 35: W1/2, W1/2 SE1/4, SE1/4 NE1/4

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EXHIBIT A - PAGE 10 OF 26

STATUTORY WARRANTY DEED (KLAMATH COUNTY, OREGON)