

## NOTICE OF CLAIM OF LIEN ORS 545.494

NOTICE IS HEREBY GIVEN that Klamath Basin Improvement District (KBID), 6640 KID Lane, Klamath Falls, Oregon 97603, claims a lien pursuant to ORS 545.494 against that real property situated in Klamath County, Oregon, more particularly described on the instrument recorded in Vol. M95 at page 27846 of the records of the Clerk of Klamath County, Oregon, a copy of which is attached hereto. The property is contained in Klamath County Assessor's Lot No. 4011-0000-0200 and 4011-0000-00800.

The lien is claimed for past due water delivery charges and delinquent assessments owed to KBID as follows:

1995-96 Water year	\$ <u>2954.87</u>
1994-95 Water year	_____
1993-94 Water year	_____
1992-93 Water year	_____
1991-92 Water year	_____
1990-91 Water year	_____
1989-90 Water year	_____

Water years prior to 1989	_____
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Interest due to <u>June 15</u> , 1996	<u>268.98</u>
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Lien preparation and recording fee:	<u>200.00</u>
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TOTAL CLAIMED:	\$ <u>3423.85</u>
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Interest on the above charges accrues at the rate of 18.0% per annum from June 15, 96 until paid.

The name of the water user to whom water was delivered or was delivered is:  
Viewpoint Holding Trust  
c/o Rodgers, Lorraine, Mgr.  
3939 S. 6th Street, Suite 160  
Klamath Falls OR 97603

DATED:

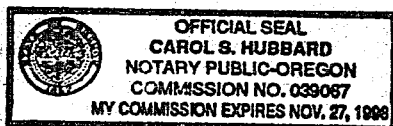
STATE OF OREGON	]
	] ss.
County of Klamath	]

I, CINDY L. CHERRY, being first duly sworn, say that I have am the Secretary of Klamath Basin Improvement District, that I know the contents of the foregoing Notice of Claim of Lien and that the statements and claims made therein are in all respects correct and true, as I verily believe.

KLAMATH BASIN IMPROVEMENT DISTRICT

BY Cindy L. Cherry  
Secretary

SUBSCRIBED AND SWORN to before me this 27<sup>th</sup> day of May, 1996.



Carol S. Hubbard  
Notary Public of Oregon  
My Commission expires: 11-27-98  
RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

96 JUN 14 9:15

When recorded mail to:  
 Viewpoint Holding Trust  
 5505 Connecticut Ave. NW, Suite 200  
 Washington, D.C. 20015

[This space reserved for recording]

## WARRANTY DEED

THIS WARRANTY DEED executed this 12 day of October, 1995,  
 by first party, I.F. Rodgers and Sons, a partnership, whose postal address  
 is 20909 South Poe Valley Rd., Klamath Falls, OR 97603, second party.

Viewpoint Holding Trust, Juanita and Associate Trust, Douglas Carpa,  
 Trustee whose postal address is 5505 Connecticut Ave. NW, Suite  
 200, Washington, D.C. 20015

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 100.00  
 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise,  
 release and transfer unto the said second party forever with warranty covenants, all the right title,  
 interest and claim which the said first party has in and to the following described parcel of land  
 and improvements and appurtenances thereto in the County of Klamath, State  
 of Oregon

to wit:

- Exhibit "A" Description, 1 page
- Exhibit "B" Land Patents, pages 1-15
- Exhibit "C" Homestead pages 1-5
- Exhibit "D" Quiet Title pages 1-16

AND the first party hereby covenants with said second party that it is lawfully seized of  
 said land in fee simple; that it has good right and lawful authority to sell and convey said land; that  
 it hereby fully warrants the title to said land and will defend the same against the adverse claims of  
 all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the  
 day and year first above written.

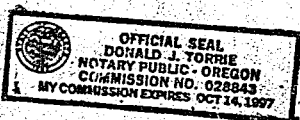
Signed, sealed and delivered in presence of:

I.F. Rodgers and Sons, a partnership by Lorraine C. Rodgers  
I.F. Rodgers and Sons, a partnership by Lorraine C. Rodgers  
 State of Oregon Date: 10-13, 1995.

County of Klamath

SS

Then personally appeared Lorraine C. Rodgers to me known  
 to be the person (s) described in and who executed the foregoing instrument and acknowledged  
 the same before me.



Donald J. Torrie  
 Notary Public  
 My Commission Expires: 10-14-97

27847

## EXHIBIT A

The West 33 feet of Lot 2, all that portion of Lot 2, lying Southwesterly of the right of way of the United States Government Canal "F", Lots 3, 4, 5, 6, 11, 12, 13, and 14 of Section 4; Lots 9, 10, 15, and 16 of Section 5; All in Township 40 South, Range 11 East of the Willamette Meridian. TOGETHER WITH all mineral rights.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; Water right application under the Reclamation Act, recorded July 14, 1917 in Vol. 17 at page 337, Mortgage Records of Klamath County, Oregon (affects Lots 1 and 2, Sec. 4, Twp. 40 S., R. 11 EWM); Water right application under the Reclamation Act, recorded July 14, 1917 in Vol. 17 at page 341, Mortgage Records of Klamath County, Oregon, (affects Lots 3 and 4 of Sec. 4, Twp. 40 S., R. 11, EWM); Easements and rights of way of record and those apparent on the land; Agreement, including the terms and provisions thereof, between the United States of America and C. V. Barton, recorded April 27, 1940, in Vol. 128 at page 597, Deed Records of Klamath County, Oregon.

Government Lots 18 and 19, Section 4 and the NE1/4 of the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4, Section 4, Township 40 South Range 11 East of the Willamette Meridian.

Includes sprinkler equipment, (2) 75 hp. pumps with panels, 2 miles aluminum mainline, (4) 1/2 mile wheel lines, 1/2 mile cement ditch. All buildings including brick 4 bedroom, 2 bath, basement and garage, Shop with cement floor, (1) 100 ton metal granary, 300 ton hayshed, and barn. (3) reservoirs and (5) wells.

This description includes all or parts of Land Patents 8550, 512, 866, 580, and 637890, certified and on record with the Bureau of Land Management in Portland, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 14th day  
of June A.D. 19 96 at 9:15 o'clock A M. and duly recorded in Vol. M96  
of County Lien Docket on Page 17718

FEE \$15.00

Bernetha G. Letsch, County Clerk  
By Supriette Meidag