

Fees &  
Assess.  
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**AGREEMENT FOR EXCLUSION FROM KLAMATH IRRIGATION  
DISTRICT AND RELEASE OF  
WATER AND DRAINAGE RIGHTS**

This Agreement is made by and between Ferndale Development LLC  
By Stephen L Cook  
herein called Landowners, whether one or more, and the Klamath  
Irrigation District, hereincalled KID.

**RECITALS**

A. Landowners own land in Klamath County, Oregon, which  
contains 17.77 acres of irrigable land, is Klamath County  
Tax Assessor Account No. (s): 3909-1388-00100; and is  
more particularly described as follows:

**LEGAL DESCRIPTION**

A portion of the NW1/4 NW1/4, Section 13, Township 39 South, Range 9 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point marked by a brass capped monument, said initial point  
being the Northwest corner of said Section 13, also being the Southwest corner of FIRST  
ADDITION TO CYPRESS VILLA, a duly recorded plat; thence North 89 degrees 46' 32" East along  
the South line of said FIRST ADDITION TO CYPRESS VILLA, 908.50 feet (North 89 degrees 52'  
00" East by plat) to the Westerly right of way line of the U.S.B.R. 1-C-1-A drain; thence  
South 00 degrees 12' 05" East along said Westerly right of way line 1318.91 feet; thence  
South 89 degrees 42' 24" West 908.50 feet to the West line of said Section 13; thence North  
00 degrees 12' 05" West along the West line of said Section 13, 1320.00 feet to the point  
of beginning, with bearings based on TRACT 1088 FERNDAL, a duly recorded plat.

EXCEPTING THEREFROM that portion lying within FIRST ADDITION TO FERNDAL, a platted  
subdivision in Klamath County, Oregon.

B. Landowners' predecessors in interest agreed to be  
included within the Klamath Irrigation District for the purpose  
of receiving irrigation water and drainage services from KID and  
the United States of America, by and through the Bureau of  
Reclamation, Klamath Project.

C. Landowners no longer desire to be included in Klamath  
Irrigation District and receive said services and pay the costs  
thereof.

**AGREEMENT**

NOW, THEREFORE, in consideration of the exclusion by KID of  
Landowners' Land from the Klamath Irrigation District and the  
release from KID's assessments, lien, collection and foreclosure  
rights under Oregon Revised Statutes Chapter 545, Landowners and  
Landowners' heirs, devisees, personal representatives, grantees,  
vendees, successors and assigns, jointly and severally represent,  
warrant, guarantee, covenant and agree with KID and its  
successors and assigns as follows:

(1) Landowners are the sole owners and holders of the fee  
simple title to the above described lands and have good right to  
execute this Agreement and to bind said lands as herein agreed.

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If said lands are subject to any trust deed, mortgage, contract of sale or other lien upon the land, landowners agree to furnish to KID, a recordable agreement from the owners and holders of such instrument or lien to be subordinate to the terms of this Agreement but the failure of landowners to so secure such Agreement shall not relieve landowners or said lands from any of the terms and conditions of this Agreement.

(2) Said lands do not have reasonable access to the system of irrigation works of the district, or have been permanently devoted to uses other than agriculture, horticulture, viticulture or grazing, or are subject to being irrigated from another source or, it is in the best interest of KID to exclude said land from assessment and from the benefits of the District.

(3) Landowners understand and agree that by executing this Agreement, they are releasing and waiving all rights of membership in KID, including the right to receive irrigation water, the right to use the drainage system operated and maintained by KID, and the right to vote in any District election.

(4) Landowners understand that by the execution of this Agreement, said lands may lose any right to receive water under State law because they acknowledge that the abandonment by nonuse of any prior right to receive water and by continued nonuse of water under this Agreement, the lands may fail to receive any future water rights. Landowners does hereby assign, quitclaim and transfer unto KID the water right, if any, appurtenant to their land and do hereby irrevocably appoint the chairperson of the Directors of the Klamath Irrigation District as their attorney in fact to execute any and all documents which may be necessary to transfer said water right, and to exclude landowners' land from the District.

(5) Landowners do hereby recognize, ratify, grant and confirm the existence of all existing rights of KID or the United States affecting Landowners' said property, including, without limitation by this recital, all rights of way, easements and servitudes for all irrigation and drainage facilities of the United States or KID as now constructed and located upon or affecting Landowners' said property and do agree that KID and the United States each now own, have and hold and shall continue to own, have and hold a prescriptive right, right of way, easement and servitude for all percolation, seepage, leakage, overflow, flooding or any failure or lack of drainage which now exists or which at any time heretofore has occurred or resulted from any irrigation or drainage facility now constructed or in existence on or near any part of the Landowners' said premises.

(6) Landowners do hereby absolve, waive and release both KID and the United States from any and all claims of liability



with the ownership, operation or maintenance of the Klamath Project.

(7) Landowners understand and agree that should they desire to be included in KID in the future, if such inclusion is possible, that before such request will be granted, Landowners will be required as a condition thereof to pay all assessments that have been exempted by this Agreement, plus the amount of all interest which would have been chargeable for nonpayment of such assessments if they had not been exempted by this Agreement.

(8) Landowners' representations, warranties, covenants, and agreements herein set forth are covenants running with Landowners' said land and each and every part and parcel thereof in perpetuity, forever binding the same for the use and benefit of KID and the United States of America, and their respective successors, grantees, transferees and assigns.

(9) Landowners do hereby acknowledge that they have read all of the foregoing instrument and consent and agree to each of the representations, warranties, covenants, and agreements contained herein.

This Agreement shall take effect upon the approval of same by the Board of Directors of KID, and the adoption of the Resolution exempting said land from the assessments of said District.

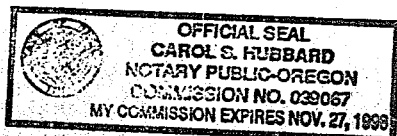
WITNESS their hands this 24th day of April, 1996.

Stephen L. Cook for Ferndale Development LLC

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LANDOWNERS

STATE OF OREGON           )  
                                  ) ss  
County of Klamath        )

The foregoing instrument was acknowledged before this 24th day of April, 1996, by Stephen L. Cook for Ferndale Development LLC.



Carol S. Hubbard  
Notary Public for Oregon  
My commission expires: 11-27-98

The foregoing Instrument having been read and considered by the Board of Directors of KID at a meeting of said Board of Directors and said Board of Directors in consideration of all of the representations, warranties, covenants and agreements made by the landowners therein duly moved, seconded and voted that Klamath Irrigation District approve and agree to the same and did order that the above described lands be exempted from the payment of the assessments of the District and accept the release to the District of the water and drainage rights which were appurtenant to said land.

NOW, THEREFORE, Klamath Irrigation District does hereby duly execute this Agreement this 13<sup>th</sup> day of June, 1996.

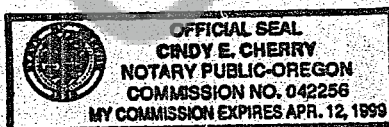
## KLAMATH IRRIGATION DISTRICT

By [Signature]  
Its President

By [Signature]  
Its Secretary

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

On this 13<sup>th</sup> day of June, 1996, personally appeared Steve Kander and Dora Salem, who, being duly sworn did each say that Kander is the President and Salem is the Secretary of Klamath Irrigation District and that the seal affixed to this instrument is the official seal of said Klamath Irrigation District by authority of its Board of Directors and each of them acknowledged said instrument to be the voluntary act and deed of Klamath Irrigation District.



Cindy E. Cherry  
Notary Public for Oregon  
My commission expires: 4/12/99

After recording return to: Klamath Irrigation District 6640 KID Lane, Klamath Falls, Oregon 97601.

## AGREEMENT FOR RELEASE OF WATER AND DRAINAGE RIGHTS - Page 4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Irrigation District the 20th day of June A.D., 1996 at 3:06 o'clock PM, and duly recorded in Vol. M96 of Deeds on Page 18378.

FEE \$25.00

By [Signature]  
Bernetha G. Letsch, County Clerk