

2011-003530

Klamath County, Oregon



00098887201100035300060066

03/14/2011 02:28:07 PM

Fee: \$67.00

Loan No. 12484

OREGON SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that **U.S. BANK NATIONAL ASSOCIATION, CUSTODIAN/TRUSTEE**, a national banking corporation, having its Home Office at US Bank Trust Center, 180 East Fifth Street, St. Paul, MN 55101, and whose mailing address is Agri-Access™, a Division of AgStar Financial Services, FLCA, 5414 NW 88th Street, Suite 110, Johnston, IA 50131 (the "Mortgagee"), is the holder of that Promissory Note dated July 22, 1998 executed by Ritter Ranch, a Partnership, Paul M. Ritter and Carol S. Ritter, husband and wife (the "Note"), in the original principal amount of One Million One Hundred Thousand Dollars and 00/100 Dollars (\$1,100,000.00), which said Note is secured by that certain Oregon Mortgage and Security Agreement (the "Mortgage") made, dated and recorded in the office of Recorder for Klamath County, Oregon, as follows:

MORTGAGE:

<u>Made by</u>	<u>Dated</u>	<u>Recorded</u>	<u>Volume</u>	<u>Page</u>
Ritter Ranch, a Partnership, Paul M. Ritter and Carol S. Ritter, husband and wife	July 22, 1998	July 24, 1998	M98	27073 ✓

Said Note and Deed of Trust were assigned by MONY Life Insurance Company, formerly known as The Mutual Life Insurance Company of New York, to U.S. Bank National Association, Custodian/Trustee, a national banking corporation, by that certain Assignment of Mortgage and other Loan Documents dated November 9, 2000, recorded September 17, 2004, in the Office of County Clerk, Klamath County, Oregon, in Volume M04, Page 62265, Official Records of Klamath County, Oregon.

WHEREAS, said Note and indebtedness have been paid in full;

NOW, THEREFORE, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgagee does hereby release and discharge from the Mortgage and Agreement the real property situated in the County of Klamath, State of Oregon and more particularly described in Exhibit "A" attached hereto and made a part hereof by this reference. Said Mortgage and Agreement are hereby released and discharged of record.

Returned to Counter
Carol Ritter

IN WITNESS WHEREOF, Mortgagee caused its corporate name to be signed hereto on this
31st day of January, 2011.

U.S. Bank National Association

By: Agri-Access™, a Division of
AgStar Financial Services, FLCA
its duly appointed and acting
Attorney-in-Fact

By: Tammie L. Gulling
Tammie L. Gulling
Director Client Service and Operations

STATE OF IOWA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me on the 31st day of January, 2011, by Tammie L Gulling, Director Client Service and Operations of Agri-Access™, a Division of AgStar Financial Services, FLCA, an Instrumentality under the laws of the United States, on behalf of the Instrumentality.

WITNESS my hand and official seal.

Sandra K. Lanz
Notary Public

My Commission Expires: _____

Printed Name of Notary: _____

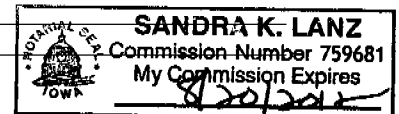


EXHIBIT A
MONY Loan No. 12484
Ritter Ranch

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Township 37 South, Range 11 East of the Willamette Meridian

Section 32: SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Township 38 South, Range 11 East of the Willamette Meridian

Section 5: SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, Less that portion described in deed recorded in Volume M75 page 14511, records of Klamath County, Oregon.
Lots 2, 3, 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 6: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Lot 2 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northerly of the Center thread of Wildhorse Creek

Section 7: NE $\frac{1}{4}$ NE $\frac{1}{4}$, lying South of Highway 140, except the West 60 feet thereof.

Section 8: W $\frac{1}{2}$ E $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

SAVING AND EXCEPTING those parcels shown as Parcel 2 below.

PARCEL 2:

Township 38 South, Range 11 East of the Willamette Meridian

Section 6: Lot 2 and also a tract of land situated in NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the East quarter corner of said Section 6; thence S42°22'55" W a distance of 840.26 feet to a 1/2 inch iron pin and the true point of beginning of this description; thence S69°30'20" W a distance of 423.02 feet to a 1/2 inch iron pin; thence S09°19'40" E a distance of 561.50 feet, more or less, to the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 6; thence Easterly along said South line a distance of 300.00 feet, more or less, to a point that is 566.75 feet Westerly from the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6; thence N00°25'35" E a distance of 704.12, more or less, to the point of beginning; with bearings based on Survey No. 1165 as recorded in the office of the Klamath County Surveyor.

EXHIBIT A
MONY Loan No. 12484
Ritter Ranch

PARCEL 2 - Continued

Sections 5 and 8: A tract of land situated in the SE ¼ SW ¼ of Section 5 and the N ½ NW ¼ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point from which the Northwest corner of said Section 8 bears S77°50'31"W a distance of 1486.15 feet; thence N56°50'40" E a distance of 60 feet; thence S86°14'55" E a distance of 250.68 feet; thence S40°53'59"E a distance of 448.75 feet; thence S01°43'39"E a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N01°31'46" W a distance of 103.00 feet; thence N01°52'19" W a distance of 383.82 feet; thence N18°04'00" E a distance of 468.59 feet; thence N03°24'46" W a distance of 178.59 feet; thence N18°55'02" E a distance of 155.58 feet to the point of beginning, with bearings based on Survey No. 920 as recorded in the office of the Klamath County Surveyor;

TOGETHER WITH a 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S77°50'31" W a distance of 1486.15 feet; thence N56°50'40" E a distance of 60 00 feet; thence N33°09'20" W a distance of 611.42 feet to the Southerly right of way line of State Highway No.140; thence S51°50'40" W along said right of way a distance of 60.23 feet; thence S33°09'20" E a distance of 605.17 feet to the point of beginning.

PARCEL 3:

Parcels 1 and 2 of Land Partition 18-94, situated in Section 8, Township 38 South, Range 11 East of the Willamette Meridian, and filed in the office of the County Clerk on March 2, 1995.

EXHIBIT B
MONY Loan No. 12484
Ritter Ranch

WATER RIGHT SUMMARY
Projected Water Right Acres Only - On Approval of T-6788

Ritter Ranch
Klamath County, OR

T. 37S, R. 11E

Section	Source	Amount (CFS)	Primary Water Right Acres	Supplemental Water Right Acres	Priority Date	Application Number	Permit Number	Certificate Number	Permittee Name
T. 37S, R. 11E									
32	Two Wells	1.481	80.00		1994	G-12769	G-13178		Walter Ritter
T. 38S, R. 11E									
5,8	A Well	1.220	214.70		1948	T-6483	U-238	66807	Walter N. and Margery K. Ritter
5,6	A Well	0.860	68.70		1951	U-407	U-377		Leonard G. Ritter
5,7,8	Well 2	3.200	257.10	560.50	1967	T-6483	G-3653	66901	Walter N. and Margery K. Ritter
	Two Wells	0.440	35.30		1969	G-4781	G-4503		Estate of Leonard Ritter
	Two Wells	0.200							
	From Well 2 →	0.100	12.90		1975	T-6483	G-6679	66809	Walter N. and Margery K. Ritter
5	Two Wells	1.481	92.10	26.40	1992	G-12769	G-13178		Walter Ritter
5	Ritter Reservoir		Reservoir Storage		1990	R-70178	R-11241		Ritter Ranch
5,6	Wildhorse Crk. & Ritter Reservoir	6.200	14.00	234.30	1990	70179	51047		Ritter Ranch
5,8	Wells 1 & 2	0.370	29.60		1981	G-10272	G-9297	67797	Walter N. Ritter & NW FCS
6	Two Wells	0.510	40.60		1990	G-12035	G-11047	68625	Ritter Ranch
7	Well No. 1	0.240	18.80		1958	G-927	G-809	29623	Leonard G. Ritter
Total Acres			863.80	821.20					

	Before Transfer	Supplemental Before Transfer	After Transfer	Supplemental After Transfer
T-6483:				
Primary rights from U-238	214.70		98.40	
Primary rights from G-3653	257.10	560.5	156.90	115.60
Primary rights from G-6679	12.90		1.70	
	484.70	560.50	257.00	115.60
Primary rights from U-377	68.70		68.70	
Primary rights from G-4503	35.30		35.30	
	588.70	560.50	361.00	115.60

EXHIBIT C
MONEY Loan No. 12484,
Ritter Ranch

POWER UNIT				PUMP UNIT		
PUMP SITE	MANUFACTURER	HORSE POWER	SERIAL NUMBER	MANUFACTURER	TYPE	SERIAL NUMBER
Pump Station #1	Century	50	SC-364UCZ FCA	Berkley	Centrifugal	317
Pump Station #2	<div style="border: 1px solid black; padding: 2px;">in repair shop</div>	70			Centrifugal	
	US Motor	20	7373753 903331-009	Berkley	Centrifugal	
Well #1	US Motor	150	C2688-01 788	Ingersol Rand	Turbine	
	Century	50	6-33910-01	Berkley	Centrifugal	8051564
	Century	40	SC-32UY-FCK	Berkley	Centrifugal	5778
	Baldor	50		Berkley	Centrifugal	M1212
Well #2	General Electric	100	5K6267XH5A	Berkley	Centrifugal	7020049
	Century	50	9-323060-01	Berkley	Centrifugal	3963
	Century	30	9-323051-01	Berkley	Centrifugal	5778
North Pivot #3 (booster pump)	IVECO Diesel		80311	Cornell		4RB-EM16-3

Other Irrigation Equipment

Type	Manufacturer	Number	Identification	Model	Description
North Pivot #1	Zimmatic		L10826		10 tower
North Pivot #2	Lockwood			2200	10 tower
North Pivot #3	Valley		D994493		8 tower
South Pivot #1	Valley			6000	9 tower
Wheelines		14			1/4 mile
Handlines		470 pieces			3 inch
Buried Mainline		1300 ft.			12 inch PVC
		900 ft.			8 inch PVC
Mainline		700 ft.			10 inch
		5300 ft.			8 inch
		5800 ft.			6 inch
		2400 ft.			5 inch

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title day
of July A.D., 19 98 at 9:04 o'clock A. M., and duly recorded
of Mortgages on Page 273

FEE	\$90.00
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By

