



2014-008497
Klamath County, Oregon
08/14/2014 11:47:43 AM
Fee: \$72.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

MDLN of Oregon
P.O. Box 417
Malin, OR 97632

WARRANTY DEED

Michael D. Schmidli and Rhonda S. Keller, Co-trustees of the William E. Schmidli Trust, and Michael D. Schmidli, Successor Trustee of the Betty L. Schmidli Trust, as tenants in common, Grantors, warrant and transfer to Ricki L. LaZelle, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A

There is no consideration for this transaction. It is done pursuant to testamentary trust provisions of the William E. Schmidli Trust and the Betty L. Schmidli Trust.

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.

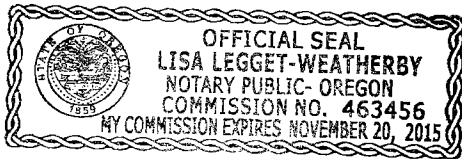
Dated this 29 day of July, 2014.

GRANTORS

Michael D. Schmidli
Michael D. Schmidli, Co-trustee of the
William E. Schmidli Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Michael D. Schmidli, Co-trustee of the William E. Schmidli Trust, on the 29 day of July, 2014, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Lisa Weatherby
Notary Public for Oregon
My Commission Expires: 11/20/2015

Rhonda S. Keller, Co-trustee of the
William E. Schmidli Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Rhonda S. Keller, Co-trustee of the William E. Schmidli Trust, on the _____ day of _____, 2014, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____

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.

Dated this _____ day of _____, 2014.

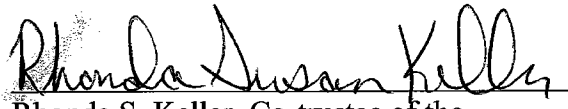
GRANTORS

Michael D. Schmidli, Co-trustee of the
William E. Schmidli Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Michael D. Schmidli, Co-trustee of the William E. Schmidli Trust, on the _____ day of _____, 2014, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____


Rhonda S. Keller, Co-trustee of the
William E. Schmidli Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Rhonda S. Keller, Co-trustee of the William E. Schmidli Trust, on the 29 day of July, 2014, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Notary Public for Oregon
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SONOMA

On 7/29/14

Date

before me,

JEREMY TAYSON, NOTARY

Here Insert Name and Title of the Officer

personally appeared

RHONDA SVO KELLER

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Place Notary Seal Above

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

WARRANTY DEED

Document Date:

7/29/14

Number of Pages: 8

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

- ☐ Individual
- ☐ Corporate Officer — Title(s):
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Michael D. Schmidli
Michael D. Schmidli, Successor Trustee
of the Betty L. Schmidli Trust

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Michael D. Schmidli, Successor Trustee of the Betty L. Schmidli Trust, on the 29 day of JULY, 2014, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Lisa Weatherby
Notary Public for Oregon
My Commission Expires: 11/20/2015



Exhibit A

The South half of the Northwest quarter of Section 12, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING therefrom that portion set forth in Deed Volume 114, Page 31, and that portion lying Northeasterly of the county road.

SUBJECT TO: Easements and rights of way of record or apparent on the land; contracts, liens and assessments for irrigation or drainage purposes; and the statement of the lien, including the terms and provisions thereof, claimed against the property within the boundaries of the Shasta View Irrigation District by the United States of America acting by and through its Department of Agriculture, Farmers Home Administration, by virtue of Water Facilities Loan Agreement; said statement being recorded April 24, 1951 in Mechanic's Lien Volume 11 at Page 7.

Map Tax Lot: R-4112-01200-00400-000

Account No. R109670

Excepting and subject to the following:

1. The assessment roll and tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Klamath Project.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Malin Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: November 27, 1906
Volume: 21, page 511, Deed Records of Klamath County, Oregon
In favor of: United States of America
6. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: March 9, 1926
Volume: 69, page 352, Deed Records of Klamath County, Oregon

In favor of: Malin Irrigation District

7. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: February 17, 1947
Volume: 202, page 295, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
8. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: February 17, 1947
Volume: 202, page 297, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
9. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: February 10, 1957
Volume: 290, page 3, Deed Records of Klamath County, Oregon
In favor of: California Oregon Power Company
10. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: March 21, 1960
Volume: 319, page 606, Deed Records of Klamath County, Oregon
In favor of: Pacific Gas Transmission Company
- Notice of Location, subject to the terms and provisions thereof;
Recorded: October 30, 1961
Volume: 333, page 379, Deed Records of Klamath County, Oregon
- Notice of Location, subject to the terms and provisions thereof;
Recorded: January 17, 1979
Volume: M79, page 1405, Microfilm Records of Klamath County, Oregon
11. An easement created by instrument, subject to the terms and provisions thereof,
Recorded: May 10, 1965
Volume: 361, page 308, Deed Records of Klamath County, Oregon
In favor of: Pacific Power and Light Company