



2014-008499

Klamath County, Oregon

08/14/2014 11:47:43 AM

Fee: \$62.00

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 David Schmidli, Grantor, warrants and transfers to MDLN of Oregon, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A

The consideration for this transaction is the principal payment of \$238,684.50 by MDLN of Oregon, LLC to Michael David Schmidli.

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

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WARRANTY DEED

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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 7 day of AUG, 2014.

GRANTOR

Michael David Schmidli
Michael David Schmidli

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Michael David Schmidli, on the 7 day of August, 2014, and acknowledged the foregoing instrument to be his voluntary act. Before me:

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



Exhibit A

The South half of the Southwest quarter of Section 12, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. SUBJECT TO: (1) assessments of record or apparent on the land; (2) liens and assessments of Klamath County Project and Malin Irrigation District; and (3) contracts and proceedings for irrigation or drainage purposes.

Map Tax Lot: R-4112-01200-01000-000

Account No. R109741

Michael David Schmidli, Grantor reserves to himself a life estate interest in the following described property which is contained within the above legal description:

A parcel of land, situated in the SE1/4 SW1/4 of Section 12, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a railroad spike marking the South 1/4 corner of said Section 12, thence along the center section line of said Section 12, North 00°37'11" West, 526.7 feet to a point on the center section line, said point being South 00°37'11" East, 2132.7 feet from the Center 1/4 corner of said Section 12; thence leaving said center section line South 89°22'49" West, 30.00 feet to the **True Point of Beginning** of this description, thence South 89°22'49" West, 290.00 feet; thence North 00°37'11" West, 265.00 feet, thence North 89°22'49" East, 290.00 feet; thence South 00°37'11" East, 265.00 feet to the **Point of Beginning**.

Excepting therefrom any portion of the above described property lying within the right of way of Evans Road. Basis of Bearings is grid north on the Oregon Coordinate Reference System, Bend-Klamath Falls zone.

Said parcel of land containing 1.76 acres, more or less.

Upon the death of Michael David Schmidli, Michael David Schmidli as Grantor transfers and conveys said life estate interest to MDLN of Oregon, LLC in fee simple.

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