

After recording, mail to:  
Melvin D. Ferguson  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

**2014-008500**  
Klamath County, Oregon  
08/14/2014 11:47:43 AM  
Fee: \$62.00

Send tax statements to:

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

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### WARRANTY DEED

Rhonda Susan Keller, 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:

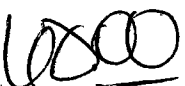
See Exhibit A

The consideration for this transaction is the principal payment of \$209,334.50 by MDLN of Oregon, LLC to Rhonda Susan Keller.

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,

WARRANTY DEED

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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 24 day of July, 2014.

GRANTOR

  
Rhonda Susan Keller

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

Personally appeared the above-named Rhonda Susan Keller on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2014, and acknowledged the foregoing instrument to be her voluntary act. Before  
me:

SEE ATTACHED  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

Exhibit A

The North half of the Northwest quarter of Section 13, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot: R-4112-01300-00200-000

Account No. R109867

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

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

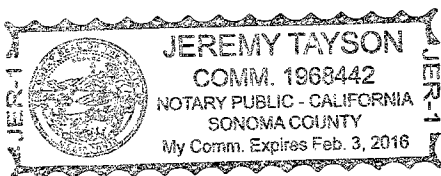
State of California

County of SONOMA

On 7/29/14 before me,

personally appeared

Jeremy Tayson Notary  
Here Insert Name and Title of the Officer  
Ronda Susan Kellor  
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:

Document Date:

Signer(s) Other Than Named Above:

WARRANTY DEED

Number of Pages: 4

### 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

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

Signer Is Representing:

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