



2014-008501

Klamath County, Oregon

08/14/2014 11:47:43 AM

Fee: \$57.00

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

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### WARRANTY DEED

Ricki L. LaZelle, 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 \$197,060 by MDLN of Oregon, LLC to Ricki L. LaZelle.

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

Page 1 of 4

57.00

OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

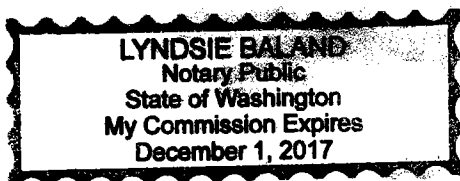
Dated this 2 day of August, 2014.

GRANTOR

Ricki L. LaZelle  
Ricki L. LaZelle

Washington  
-STATE OF ~~OREGON~~ )  
King ) ss.  
County of ~~Klamath~~ )

Personally appeared the above-named Ricki L. LaZelle on the 2 day of  
August, 2014, and acknowledged the foregoing instrument to be her voluntary act. Before  
me:



Lyndsie Baland  
Notary Public for ~~Oregon~~ Washington  
My Commission Expires: Dec. 1, 2017

## 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