

2017-013654

Klamath County, Oregon

11/29/2017 02:55:00 PM

Fee: \$57.00

**After recording, return to:**

PacifiCorp

Tax Department

825 NE Multnomah St., LCT 1900

Portland, OR 97232

**Until a change is requested, send all  
tax statements to:**

PacifiCorp

Tax Department

825 NE Multnomah St., LCT 1900

Portland, OR 97232

**STATUTORY WARRANTY DEED**

*The true consideration for this conveyance is \$55,000.00*

Richard V. Rajnus and Denise M. Paulsen W.A.T.A. Richard V. Rajnus and Denise [sic] M. Rajnus, as tenants by the entirety, as Grantor, conveys and warrants to PacifiCorp, an Oregon corporation (as the designee of OR Solar 3, LLC), as Grantee, the real property legally described on the attached Exhibit A, free of encumbrances except as specifically set forth in the attached Exhibit B.

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.

*[Signature Page Follows]*

Dated November 17, 2017.

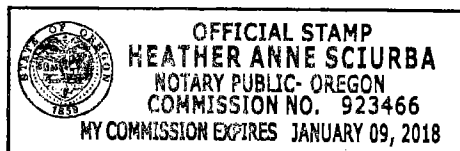
GRANTOR:

Richard V. Rajnus  
Richard V. Rajnus

Denise M. Paulsen  
Denise M. Paulsen

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

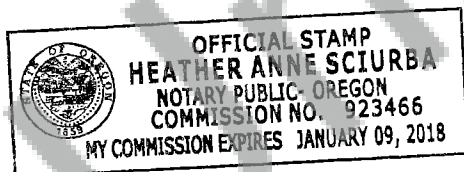
The foregoing instrument was acknowledged before me on Nov. 17 2017, by  
Richard V. Rajnus.



Heather Anne Scurba  
Notary Public for Oregon  
My Commission Expires Jan 9 2018

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

The foregoing instrument was acknowledged before me on Nov. 17 2017, by  
Denise M. Paulsen.



Heather Anne Scurba  
Notary Public for Oregon  
My Commission Expires Jan 9 2018

## **EXHIBIT A**

### **Legal Description**

Certain real property located in the County of Klamath, State of Oregon, described as follows:

Portion of Parcel ID R110365

That portion of land situate within the Northeast 1/4 of Section 16, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right-of-way line of Drazil Road, a County Road, said point also being the Northwest corner of that certain parcel of land described in that Warranty Deed to The California Oregon Power Company, recorded on July 6, 1925, in Book 67, page 224, Record of Deeds in Klamath County, Oregon, from which the 1/4 corner common to Section 9 and 16 of said Township bears North 01°25' West, 2519 feet distant; Thence along said easterly right-of-way line, North 00°47' West, 59.33 feet; thence departing said Easterly right-of-way line, North 89°13' East, 148.67 feet; thence South 00°47' East, 159.33 feet, more or less, to a point on the Northerly right-of-way line of State Route 50 (Klamath Falls - Malin Highway); thence along said Northerly right-of-way line, South 89°13' West, 48.67 feet, to the Southeast corner of said Warranty Deed parcel; thence departing said Northerly right-of-way line, along the Easterly line of said Warranty Deed parcel, North 00°47' West, 100 feet; Thence along the Northerly line of said Warranty Deed parcel, South 89°13' West, 100 feet, more or less, to the point of beginning.

## **EXHIBIT B**

### **Permitted Exceptions**

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: PacifiCorp, an Oregon Corporation, its successors and assigns

Recorded: November 29, 2016

Instrument No.: 2016-012650