

2020-013292

Klamath County, Oregon



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10/15/2020 03:02:24 PM

Fee: \$142.00

NOTICE TO WHOM IT MAY CONCERN  
(ORS 554.180 & ORS 554.190)

WOOD RIVER DISTRICT IMPROVEMENT COMPANY

AGREEMENT AMONG OWNERS OF )  
LAND DESCRIBED IN THE ARTICLES )  
OF INCORPORATION ADOPTING THE )  
PLANS AND SPECIFICATIONS FOR )  
DEVELOPMENT AND MANAGEMENT )  
OF PERMIT G-16886 )

Agreement

WHEREAS, the owners of the herein described land have incorporated themselves under the name of Wood River District Improvement Company, and the land will be improved as described in the articles of incorporation of record in the Office of the Secretary of State and in the office where deeds and other instruments affecting the title to real property are recorded in Klamath County.

WHEREAS, the land shall be subject to the lien of any assessments thereon by the corporation for its works and the improvement of the land as described in the articles of incorporation under the provisions of ORS 554.005 to 554.340.

WHEREAS, the landowners further limit, restrict and provide with respect to said matters and the conduct of the corporation with regard to the described land by mutually determining and stating that the benefits of the District's wells are apportioned between the several particles and portions as more fully set forth in the AGREEMENT AMONG OWNERS OF LAND DESCRIBED IN THE ARTICLES OF INCORPORATION ADOPTING THE PLANS AND SPECIFICATIONS FOR DEVELOPMENT AND MANAGEMENT OF PERMIT G-16886.

WHEREAS, the following described lands are subject to the provisions herein:

Township 33 South, Range 7½ East , W.M.

Robinson Best, LLC

Section 29 SW ¼ - SW ¼ 40.0 Acres  
Section 30 NE ¼ - SE ¼ 40.0 Acres  
Section 32 NW ¼ - NW ¼ 40.0 Acres  
Section 32 SW ¼ - NW ¼ 39.1 Acres  
Section 32 SE ¼ - NW ¼ 25.3 Acres

184.4 Acres

Nathan Rath, D.F.  
A Horney  
Returned at Counter

Limnes Land Co.

Section 9 Lot 13	2.6 Acres
Section 10 Lot 20	40.5 Acres
Section 10 Lot 21	10.1 Acres
Section 15 Lot 10	22.7 Acres
<u>Section 16 Lot 5</u>	<u>34.8 Acres</u>

110.7 Acres

Robinson Best, LLC

Section 21 SE $\frac{1}{4}$ - NW $\frac{1}{4}$	40.0 Acres
Section 16 NW $\frac{1}{4}$ - SW $\frac{1}{4}$	18.2 Acres
Section 17 NE $\frac{1}{4}$ - SE $\frac{1}{4}$	14.3 Acres
<u>Section 17 SE <math>\frac{1}{4}</math> - SE <math>\frac{1}{4}</math></u>	<u>23.7 Acres</u>

96.2 Acres

Robinson Best, LLC

Section 21 NW $\frac{1}{4}$ - NW $\frac{1}{4}$	20.0 Acres
Section 21 SW $\frac{1}{4}$ - NW $\frac{1}{4}$	20.0 Acres
Section 21 NE $\frac{1}{4}$ - SW $\frac{1}{4}$	40.0 Acres
Section 21 NW $\frac{1}{4}$ - SW $\frac{1}{4}$	40.0 Acres
Section 21 SW $\frac{1}{4}$ - SW $\frac{1}{4}$	40.0 Acres
<u>Section 21 SE <math>\frac{1}{4}</math> - SW <math>\frac{1}{4}</math></u>	<u>40.0 Acres</u>

200.0 Acres

Robinson Best

Section 16 SW $\frac{1}{4}$ - SW $\frac{1}{4}$	38.4 Acres
Section 16 SE $\frac{1}{4}$ - SW $\frac{1}{4}$	38.4 Acres
Section 16 SW $\frac{1}{4}$ - SE $\frac{1}{4}$	37.8 Acres
Section 21 NE $\frac{1}{4}$ - NE $\frac{1}{4}$	4.5 Acres
Section 21 NW $\frac{1}{4}$ - NE $\frac{1}{4}$	26.8 Acres
Section 21 NE $\frac{1}{4}$ - NW $\frac{1}{4}$	39.6 Acres
Section 21 NW $\frac{1}{4}$ - NW $\frac{1}{4}$	20.0 Acres
<u>Section 21 SW <math>\frac{1}{4}</math> - NW <math>\frac{1}{4}</math></u>	<u>20.0 Acres</u>

225.5 Acres

Robinson Best, LLC

Section 16 SW $\frac{1}{4}$ - NW $\frac{1}{4}$	0.1 Acres
Section 16 SE $\frac{1}{4}$ - NW $\frac{1}{4}$	17.0 Acres
Section 16 NE $\frac{1}{4}$ - SW $\frac{1}{4}$	40.4 Acres
Section 16 NW $\frac{1}{4}$ - SW $\frac{1}{4}$	15.0 Acres
Section 16 NW $\frac{1}{4}$ - SE $\frac{1}{4}$	40.8 Acres
Section 16 Lot 1	18.5 Acres
<u>Section 16 Lot 2</u>	<u>48.5 Acres</u>

180.3 Acres

Roger Nicholson

Section 16 Lot 3	20.4 Acres
Section 16 Lot 4	26.4 Acres
<u>Section 16 Lot 7</u>	<u>1.0 Acres</u>

47.8 acres

Traynham Ranches, LLC

Section 29 SE ¼ - SW ¼	40.0 Acres
Section 29 SW ¼ - SE ¼	40.0 Acres
Section 32 NW ¼ - NE ¼	36.1 Acres
<u>Section 32 NE ¼ - NW ¼</u>	<u>40.0 Acres</u>

156.1 Acres

LM Cattle Company

Section 15 Lot 11	39.5 Acres
Section 15 Lot 12	33.8 Acres
Section 15 Lot 13	1.1 Acres
Section 16 Lot 6	31.8 Acres
<u>Section 16 Lot 7</u>	<u>11.0 Acres</u>

117.2 Acres

Fort Klamath Land Company, LLC

Section 32 SE ¼ - NW ¼	12.5 Acres
Section 32 NW ¼ - SW ¼	28.4 Acres
Section 32 SW ¼ - SW ¼	29.1 Acres
<u>Section 32 NW¼ - NE¼</u>	<u>2.8 Acres</u>

72.8Acres

Traynham Ranches, LLC

Section 29 NE ¼ - NE ¼	40.0 Acres
Section 29 SE ¼ - NE ¼	40.0 Acres
Section 29 NE ¼ - SE ¼	40.0 Acres
<u>Section 29 SE ¼ - SE ¼</u>	<u>40.0 Acres</u>

160.0 Acres

Agriwater, LLC

Section 20 S ½ - SW ¼	80.0 Acres
Section 29 NW ¼ - NE ¼	40.0 Acres
Section 29 SW ¼ - NE ¼	40.0 Acres
Section 29 SW ¼ - NW ¼	40.0 Acres
Section 29 SE ¼ - NW ¼	40.0 Acres
Section 29 NE ¼ - SW ¼	40.0 Acres
Section 29 N ½ - NW ¼	80.0 Acres
Section 29 NW ¼ - SW ¼	40.0 Acres
<u>Section 29 SW ¼ - SE ¼</u>	<u>40.0 Acres</u>

440.0 Acres

Roger Nicholson

Section 20 NE ¼ - NE ¼	39.3 Acres
Section 20 NW ¼ - NE ¼	39.3 Acres
Section 20 SW ¼ - NE ¼	40.0 Acres
Section 20 SE ¼ - NE ¼	40.0 Acres
Section 20 NE ¼ - SE ¼	40.0 Acres
Section 20 NW ¼ - SE ¼	40.0 Acres
Section 20 SW ¼ - SE ¼	40.0 Acres
<u>Section 20 SE ¼ - SE ¼</u>	<u>40.0 Acres</u>

318.6 Acres

2309.6 Total: Acres

Dated this 1 day of Sept, 2016.

  
\_\_\_\_\_  
ROGER NICHOLSON

**ROBINSON BEST, LLC**

\_\_\_\_\_  
By: LEE TRAYNHAM

**AGRIWATER, LLC**

  
\_\_\_\_\_  
By: ROGER NICHOLSON

\_\_\_\_\_  
By: RICHARD NICHOLSON

**LIMNES LAND COMPANY, LLC**

\_\_\_\_\_  
By:

Roger Nicholson

Section 20 NE ¼ - NE ¼	39.3 Acres
Section 20 NW ¼ - NE ¼	39.3 Acres
Section 20 SW ¼ - NE ¼	40.0 Acres
Section 20 SE ¼ - NE ¼	40.0 Acres
Section 20 NE ¼ - SE ¼	40.0 Acres
Section 20 NW ¼ - SE ¼	40.0 Acres
Section 20 SW ¼ - SE ¼	40.0 Acres
<u>Section 20 SE ¼ - SE ¼</u>	<u>40.0 Acres</u>

318.6 Acres

2309.6 Total: Acres

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
ROGER NICHOLSON

**ROBINSON BEST, LLC**

  
By: LEE TRAYNHAM 8-29-16

**AGRIWATER, LLC**

\_\_\_\_\_  
By: ROGER NICHOLSON

\_\_\_\_\_  
By: RICHARD NICHOLSON

**LIMNES LAND COMPANY, LLC**

\_\_\_\_\_  
By:

**L&M CATTLE COMPANY**

Lauren Peter Oliver  
By:

**TRAYNHAM RANCHES, LLC**

\_\_\_\_\_  
By: Buckley Cox

**FORT KLAMATH LAND COMPANY, LLC**

\_\_\_\_\_  
By: Kenneth LaGrande

**STATE OF OREGON**       )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Roger Nicholson, as \_\_\_\_\_ for Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

**STATE OF OREGON**       )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Richard Nicholson, on behalf of Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

**L&M CATTLE COMPANY**

By: \_\_\_\_\_

**TRAYNHAM RANCHES, LLC**

By: Buckley Cox

*Buckley Cox 8-29-10*

**FORT KLAMATH LAND COMPANY, LLC**

By: Kenneth LaGrande

STATE OF OREGON       )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Roger Nicholson, as \_\_\_\_\_ for Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

STATE OF OREGON       )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Richard Nicholson, on behalf of Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

**L&M CATTLE COMPANY**

By: \_\_\_\_\_

**TRAYNHAM RANCHES, LLC**

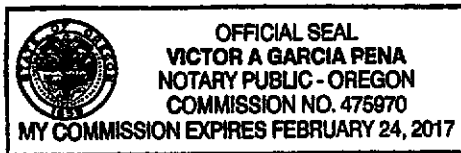
By: Buckley Cox

**FORT KLAMATH LAND COMPANY, LLC**

By: Kenneth LaGrande

STATE OF OREGON       )  
                                  )ss.  
County of Klamath    )

Personally appeared the above named Roger Nicholson, as MANAGING MEMBER for Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.



Victor A. Garcia Pena  
Notary Public for Oregon  
My Commission Expires: February 24, 2017

STATE OF OREGON       )  
                                  )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Richard Nicholson, on behalf of Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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



STATE OF OREGON       )  
  )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named \_\_\_\_\_, as  
\_\_\_\_\_ for Limnes Land Company, LLC, and acknowledged the foregoing  
instrument to be \_\_\_\_\_ voluntary act and deed.

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

STATE OF \_\_\_\_\_ )  
  )ss.  
County of \_\_\_\_\_ )

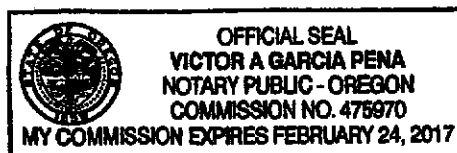
Personally appeared the above named \_\_\_\_\_, as  
\_\_\_\_\_ for Fort Klamath Land Company, LLC,  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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

STATE OF OREGON       )  
  )ss.  
County of Klamath )

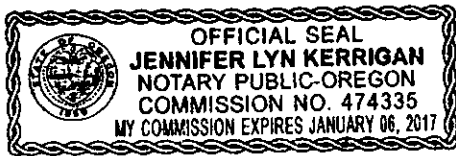
Personally appeared the above named Roger Nicholson, and acknowledged the foregoing  
instrument to be his voluntary act and deed.

Victor A. Garcia Pena  
Notary Public for Oregon  
My Commission Expires: February 24, 2017



STATE OF OREGON           )  
  )ss.  
County of JACKSON        )

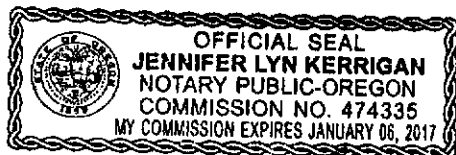
Personally appeared the above named Lee Traynham, as member for Robinson Best, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.



Jennifer Lyn Kerrigan  
Notary Public for Oregon  
My Commission Expires: 1/6/2017

STATE OF OREGON        )  
  )ss.  
County of JACKSON        )

Personally appeared the above named Buckley Cox, as managing member for Traynham Ranches, LLC, and acknowledged the foregoing instrument to be her voluntary act and deed.



Jennifer Lyn Kerrigan  
Notary Public for Oregon  
My Commission Expires: 1/6/2017

STATE OF OREGON           )  
  )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named \_\_\_\_\_, as  
\_\_\_\_\_ for LM Cattle Company, and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

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

STATE OF OREGON           )  
  )ss.

STATE OF OREGON       )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Lee Traynham, as member for Robinson Best, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

STATE OF \_\_\_\_\_ )  
                                      )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Buckley Cox, as managing member for Traynham Ranches, LLC, and acknowledged the foregoing instrument to be her voluntary act and deed.

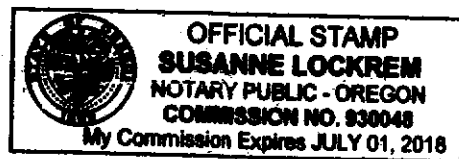
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON       )  
                                      )ss.  
County of Klamath )

Personally appeared the above named Lauren Peter Owens, as Representative for LM Cattle Company, and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Susanne Lockrem  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: July 1, 2018

STATE OF OREGON       )  
                                      )ss.



**L&M CATTLE COMPANY**

By: \_\_\_\_\_

**TRAYNHAM RANCHES, LLC**

By: Buckley Cox

**FORT KLAMATH LAND COMPANY, LLC**

*Michael La Grande*

By: ~~Kenneth LaGrande~~  
Michael LaGrande

**STATE OF OREGON**       )  
  )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Roger Nicholson, as \_\_\_\_\_ for Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

**STATE OF OREGON**       )  
  )ss.  
County of \_\_\_\_\_ )

Personally appeared the above named Richard Nicholson, on behalf of Agriwater, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

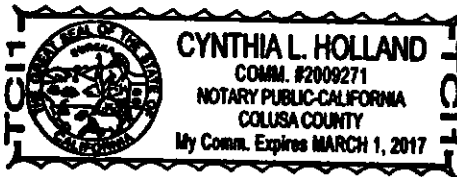
State of California )

County of Colusa )On September 2, 2016 before me, Cynthia L. Holland - Notary Public,  
Date Here Insert Name and Title of the Officerpersonally appeared Michael LaGrande  
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.

Signature Cynthia L. Holland  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: Notice to Whom it may Concern Document Date: 9-2-2016Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: Michael LaGrande**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_