

**2023-002650**

**Klamath County, Oregon**



00313551202300026500020020

04/11/2023 03:44:10 PM

Fee: \$87.00

**AFTER RECORDING, RETURN TO:**

**MALINDA NEVIN**

Trustee of the Malinda Nevin Revocable Living Trust

6321 Harlan Drive

Klamath Falls, Oregon 97603

**SEND TAX STATEMENTS TO:**

**MALINDA NEVIN**

Trustee of the Malinda Nevin Revocable Living Trust

6321 Harlan Drive

Klamath Falls, Oregon 97603

---

**QUIT CLAIM DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that MALINDA NEVIN, hereafter called Grantor, for the consideration hereafter stated, does hereby remise, release, and quit claim unto MALINDA NEVIN, as trustee of the Malinda Nevin Revocable Living Trust, hereinafter called Grantee, and unto Grantee's heirs, successors, and assigns all of the Grantor's right, title, and interest in that certain real property situated in the County of Klamath, State of Oregon, legally described as set forth in Exhibit "A".

The true and actual consideration paid for this transfer is a sum other than money. The actual consideration consists of other property or value given or promised which is the whole consideration.

ORS 93.040: 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

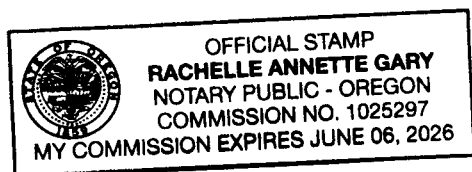
DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

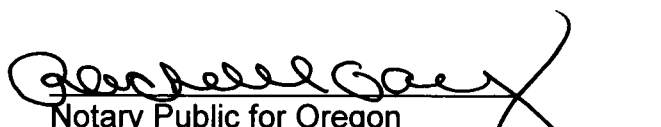
DATED this 6<sup>th</sup> day of April, 2023

  
MALINDA NEVIN

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath     )

This instrument was subscribed and sworn to before me on the 6<sup>th</sup> day of April, 2023 by MALINDA NEVIN.



  
Notary Public for Oregon  
My Commission Expires: 6/6/2026

**LAND PARTITION 18-22**  
 BEING A RE-PLAT OF UNSURVEYED PARCEL 2 OF LP 6-03  
 SITUATED IN THE NE1/4 & SE1/4 & SW1/4 & NW1/4 OF SECTION 24, T38S, R10E W.M.  
 ALSO SITUATED IN THE SW1/4 OF SECTION 30, T38S, R11-1/2E W.M.  
 ALSO SITUATED IN THE NW1/4 OF SECTION 31, T38S, R11-1/2E W.M.  
 KLAMATH COUNTY, OREGON

**SURVEYOR'S CERTIFICATE:**

I, **KEITH R. IRINE**, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, CORRECTLY SURVEYED AND PAIDED WITH PROPER RECORDS PARCEL 2 OF THE LAND SHOWN AS "LAND PARTITION 18-22", PARCEL 1 WAS NOT SURVEYED OR RECORDED. SITUATED IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WITH THE INITIAL POINT BEING THE CLOSING CORNER OF PARCELS 30 AND 31 AS SHOWN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION 6-03, AS RECORDED AT THE KLAMATH COUNTY CLERK'S OFFICE, SITUATED IN SECTION 24, TOWNSHIP 38 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND IN THE SOUTH 1/2 OF SECTION 30, AND IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID TRACT BEING A PORTION OF UNSURVEYED PARCEL 2 OF LAND PARTITION 6-03 AS RECORDED AT THE KLAMATH COUNTY CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL 2, THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 54°32'00" EAST, 745.27 FEET, THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 49°57'54" EAST, 213.85 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 49°57'54" EAST, 721.65 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE, THENCE ALONG SAID NORTHERLY LINE, SOUTH 35°45'00" EAST, 298.48 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE, THENCE LEAVING SAID NORTHERLY LINE OF SAID PARCEL 2, ALONG THE ARC OF A 16.80 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33°18'45" (THE LONG CHORD OF WHICH BEARS SOUTH 77°20'44" WEST, 761.62 FEET) AND ARC DISTANCE OF 776.54 FEET TO THE POINT OF BEGINNING.

IN ADDITION THERE TO THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND BEING SITUATED IN THE NW1/4 AND THE SW1/4 OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID TRACT BEING A PORTION OF UNSURVEYED PARCEL 2 OF LAND PARTITION 58-07 AS RECORDED AT THE KLAMATH COUNTY CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF SAID PARCEL 2, THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, SOUTH 46°16'00" WEST, 1043.30 FEET, THENCE LEAVING SAID SOUTHERLY LINE, NORTH 54°44'47" EAST, 1043.30 FEET TO THE EASTERLY LINE OF SAID PARCEL 2, THENCE ALONG SAID EASTERLY LINE, SOUTH 80°00'00" EAST, 141.80 FEET TO THE POINT OF BEGINNING.

*Keith R. Irine*  
 KEITH R. IRINE PLS

**APPROVALS:**

APPROVED BY: *[Signature]*  
 KLAMATH COUNTY SURVEYOR

11/10/2022  
 DATE

APPROVED BY: *[Signature]*  
 KLAMATH COUNTY PLANNING DIRECTOR

11-20-2022  
 DATE

APPROVED BY: *[Signature]*  
 KLAMATH COUNTY PUBLIC WORKS DIRECTOR

11/21/22  
 DATE

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES

REMOVED BY D.A.S. PRIORS HAVE BEEN PAID  
*[Signature]* 11/29/22  
 KLAMATH COUNTY TAX COLLECTOR DATE

FILED FOR RECORD THIS 18th DAY OF December, 2022  
*Kimberly Long* BY *[Signature]*  
 KLAMATH COUNTY CLERK DEPUTY

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 18-22 AS FILED WITH THIS OFFICE.

*Kimberly Long* BY *[Signature]*  
 KLAMATH COUNTY CLERK DEPUTY

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 18-22.

*Keith R. Irine*  
 KEITH R. IRINE PLS SPS

**DECLARATION:**

STATE OF OREGON )  
 ) SS.  
 COUNTY OF KLAMATH )

THIS IS TO CERTIFY THAT PETER ALAN NEVIN AND MALINDA B NEVIN AS TENANTS IN COMMON, BEING DULY SWORN, DEPOSE AND SAY THAT WE ARE THE OWNER OF LAND PARTITION 18-22, MORE PARTICULARLY DESCRIBED IN THE "SURVEYOR'S CERTIFICATE", THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED PLAT.

SAID PROPERTY ALSO SUBJECT TO EXCEPTIONS AS LISTED ON ADJUTANT REPORT NO. 54938A04, DATED SEPTEMBER 16, 2022.

**SPECIAL EXCEPTIONS:**

- SPECIAL ASSESSMENT DISCLOSED BY THE KLAMATH TAX ROLLS FOR KLAMATH LAKE TRIMMER FIRE PATROL.
- SPECIAL ASSESSMENT DISCLOSED BY THE KLAMATH TAX ROLLS FOR KLAMATH LAKE GRASS FIRE PATROL.
- THE PROPERTY LIES WITHIN THE BOUNDARIES OF PINE PLAT DISTRICT IMPROVEMENT COMPANY AS EVIDENCED BY LANDOWNERS' NOTICE PINE PLAT DISTRICT IMPROVEMENT COMPANY RECORDED MARCH 21 1972 IN INSTRUMENT NO 172, PAGE 3831 AND IS SUBJECT TO ANY CHARGES OR ASSESSMENTS LEVIED BY SAID DISTRICT AND PIPELINE EASEMENTS IN CONNECTION THEREWITH.
- TERMS AND PROVISIONS OF THE DEED OF DISOLUTION OF MARRIAGE AND PROPERTY SETTLEMENT AGREEMENT WHEN INCORPORATED THEREIN IN THE CIRCUIT COURT FOR KLAMATH COUNTY, OREGON, CASE NUMBER 2019AL036.

**DEED VOL. REFS:**

VOL.267 PL.644

VOL.268 PL.658

172.1001

183 PL.5896

205-01036

207-00006

205-00272

207-00009

207-01330

207-01650

208-03731

**DESCRIPTION:**

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION.

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION.

AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN GRANTED TO PINE PLAT DISTRICT IMPROVEMENT COMPANY.

RESTRICTIVE COVENANTS FOR CONDITIONAL USE PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS, AND PROVISIONS SET FORTH THEREIN AND SUCH OTHER EXCEPTIONS AS MAY APPEAR NECESSARY UPON RECORDING THEREOF.

AMENDED AND RESTATED MEMORANDUM OF LAND LEASE AND SOLAR EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN PETER NEVIN, MALINDA NEVIN AND MODERNE SOLAR, LLC, AN OREGON LIMITED LIABILITY COMPANY.

RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

SITE ACCESS LICENSE AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF.

RIGHT OF WAY 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.

EXCLUSIVE 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.

LEASEHOLD DEED OF TRUST AND ASSIGNMENT OF RIGHTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, TO SECURE THE AMOUNT NOTED AND OTHER AMOUNTS SECURED THEREUNDER IF ANY.

STATE OF OREGON )  
 ) SS.  
 COUNTY OF KLAMATH )

BE IT REMEMBERED THAT ON THIS 16 DAY OF NOVEMBER, 2022, PERSONALLY APPEARED BEFORE ME PETER ALAN NEVIN AND MALINDA B NEVIN, KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS 16 DAY OF NOVEMBER, 2022.

*Taylor Daniel Cole*  
 NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES FEBRUARY 13, 2024

COMMISSION NO. 996951

*Malinda B Nevin*  
 MALINDA B NEVIN

*Peter Alan Nevin*  
 PETER ALAN NEVIN

FILED  
 IN THE OFFICE OF THE KLAMATH  
 COUNTY SURVEYOR THIS 18th DAY  
 OF December, 2022  
**SHEET 1 OF 2**

SURVEY FOR: PETE NEVINS  
 17017 HWY 140 E.  
 DAIRY OR, 97625  
 DATE: SEPTEMBER 2022 PROJECT NO. 2137

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Keith R. Irine*  
 OREGON  
 KEITH R. IRINE  
 00000  
 EXPIRATION DATE: 12-31-22

**R-C GROUP**

**RHINE-CROSS GROUP, LLC**  
 ENGINEERING - SURVEYING - PLANNING  
 112 N 36 ST - SUITE 200 - P.O. BOX 109  
 KLAMATH FALLS, OREGON 97601  
 Phone: (541) 851-9405 Fax: (541) 273-9200 [info@rcg-llc.com](mailto:info@rcg-llc.com)

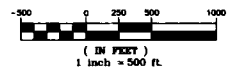
2022-1481

**EXHIBIT**  
**A-1**

# **LAND PARTITION 18-22**

BEING A RE-PLAT OF UNSURVEYED PARCEL 2 OF LP 6-03  
SITUATED IN THE NE1/4 & SE1/4 & SW1/4 & NW1/4 OF SECTION 24, T38S, R10E W.M.  
ALSO SITUATED IN THE SW1/4 OF SECTION 30, T38S, R11-1/2E W.M.  
ALSO SITUATED IN THE NW1/4 OF SECTION 31, T38S, R11-1/2E W.M.  
KLAMATH COUNTY, OREGON

GRAPHIC SCALE



## **LEGEND:**

- FOUND YELLOW PLASTIC CAP MARKED  
"TRU-LINE SURVEYING INC", PER CS #8138,  
UNLESS OTHERWISE NOTED.
- FOUND 5/8" REBAR PER CS #6427.
- FOUND
- W.C. WITNESS CORNER
- PROPERTY LINE
- PARCEL LINE
- 24  
25 CALCULATED POSITION, UNLESS OTHERWISE NOTED.

## **NOTES:**

- BEARINGS AND DISTANCES OF UNSURVEYED PARCEL 1 ARE RECORDED PER CS #6196.
- BEARINGS AND DISTANCES OF SURVEYED PARCEL 2 ARE MEASURED BETWEEN FOUND AND YIELD MONUMENTS OF CS #8138.
- BASES OF BEARINGS IS PER CS #8138 AS SHOWN.
- ACCESS TO PARCEL 1 IS VIA MITCHELL ROAD AND ACCESS EASEMENTS AS SHOWN.
- PARCEL 2 HAS ACCESS FROM HIGHWAY 140 EAST.

FILED  
IN THE OFFICE OF THE KLAMATH  
COUNTY SURVEYOR THIS 11 DAY  
OF DECEMBER, 2022.

SHEET 2 OF 2

SURVEY FOR: PETE NEVINS  
17017 HWY 140 E.  
DAIRY, OR 97625

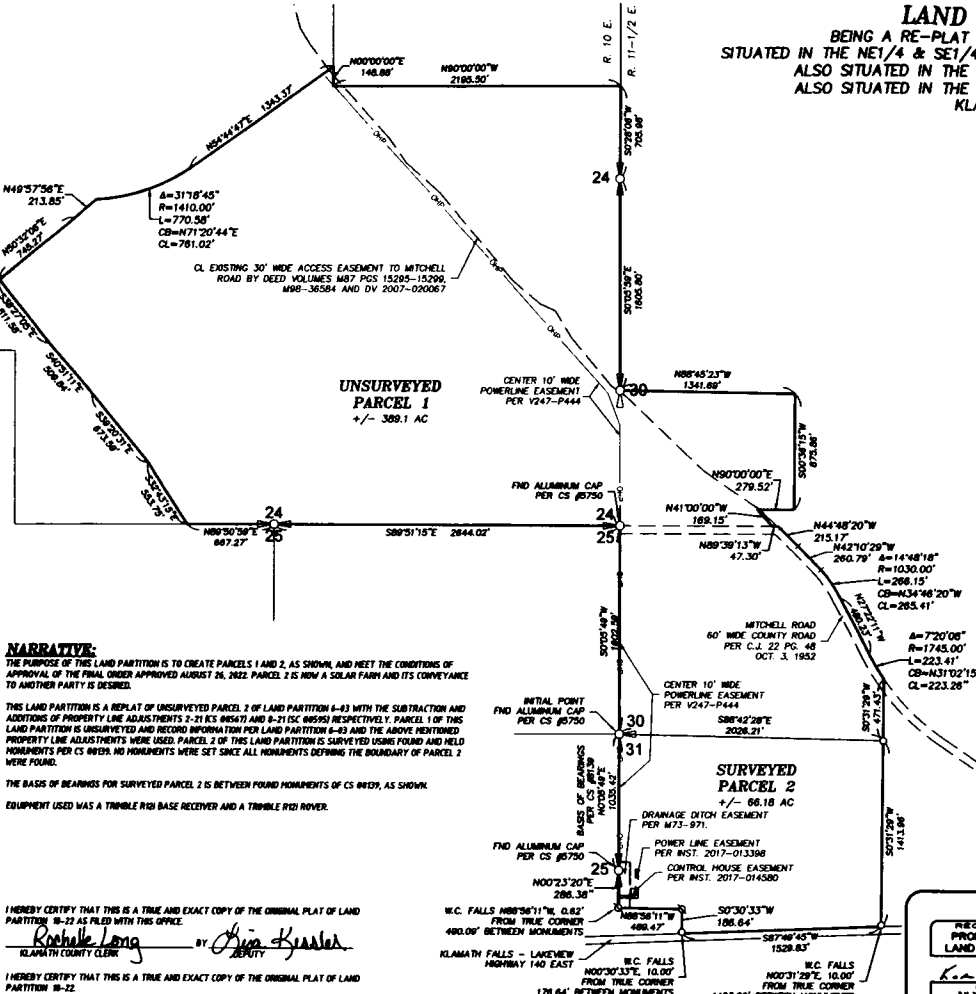
DATE: SEPTEMBER 2022 PROJECT NO. 2137

**R-C GROUP**  
ENGINEERING - SURVEYING - PLANNING  
112 N. 14th ST. - SUITE 200 - P.O. BOX 909  
KLAMATH FALLS, OREGON 97601

Phone: (541) 851-9405 Fax: (541) 275-9280 [info@rcg-oregon.com](mailto:info@rcg-oregon.com)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*K. R. Rhine*  
KETH R. RHINE  
RENEWAL DATE: 12-31-22



**NARRATIVE:**  
THE PURPOSE OF THIS LAND PARTITION IS TO CREATE PARCELS 1 AND 2, AS SHOWN, AND MEET THE CONDITIONS OF APPROVAL OF THE FINAL ORDER APPROVED AUGUST 26, 2022. PARCEL 2 IS NOW A SOLAR FARM AND ITS CONVEYANCE TO ANOTHER PARTY IS DESIRED.

THIS LAND PARTITION IS A REPLAT OF UNSURVEYED PARCEL 2 OF LAND PARTITION 6-83 WITH THE SUBTRACTION AND ADDITIONS OF PROPERTY LINE ADJUSTMENTS 2-21 (CS #6547) AND 6-21 (CS #6593) RESPECTIVELY. PARCEL 1 OF THIS LAND PARTITION IS UNSURVEYED AND RECORD INFORMATION FOR LAND PARTITION 6-83 AND THE ABOVE MENTIONED PROPERTY LINE ADJUSTMENTS WERE USED. PARCEL 2 OF THIS LAND PARTITION IS SURVEYED USING FOUND AND YIELD MONUMENTS PER CS #8138. NO MONUMENTS WERE SET SINCE ALL MONUMENTS DEFINING THE BOUNDARY OF PARCEL 2 WERE FOUND.

THE BASIS OF BEARINGS FOR SURVEYED PARCEL 2 IS BETWEEN FOUND MONUMENTS OF CS #8138, AS SHOWN.

EQUIPMENT USED WAS A TRIMBLE R10 BASE RECEIVER AND A TRIMBLE R10 ROVER.

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 18-22 AS FILED WITH THIS OFFICE.

*Rochelle Long* BY *K. R. Rhine*  
KLAMATH COUNTY CLERK SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT OF LAND PARTITION 18-22.

*K. R. Rhine*  
KETH R. RHINE PLS 5195

8735

2022-14081

**EXHIBIT**  
*A-2*