

62X0004m
AFTER RECORDING, RETURN TO:
Jordan Ramis PC
Attn: Steven L. Shropshire
360 SW Bond St., Ste. 510
Bend, OR 97702

2024-008944
Klamath County, Oregon
10/15/2024 08:40:02 AM
Fee: \$137.00

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:
Agency Creek Holdings LLC
Attn: Greg Nelson
PO Box 5027
Larkspur, CA 94977

STATUTORY SPECIAL WARRANTY DEED

Root Ranch LLC, an Oregon limited liability company, as to Parcels 1 and 2, Fort Klamath Properties LLC, an Oregon limited liability company, as to Parcel 3, Klamath Agency LLC, an Oregon limited liability company, as to Parcel 4, and James M. Root and Valerie K. Root, as Tenants by the Entirety, as to Parcel 5, 6, and 7 (collectively, "Grantor"), conveys and specially warrants to Agency Creek Holdings LLC, an Oregon limited liability company ("Grantee"), the real property located in Klamath County, Oregon, and described on the attached Exhibit A (the "Property"), free of encumbrances created or suffered by Grantor except as specifically set forth on the attached Exhibit B.

The true consideration for this conveyance is Nine Million Three Hundred Seventy-Five Thousand and 00/100 Dollars (\$9,375,000.00).

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, 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, 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.

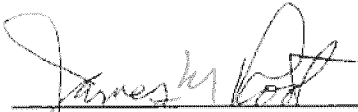
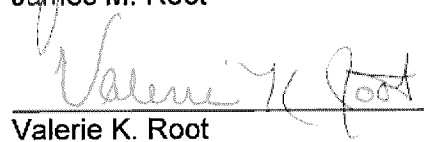
[Signature and acknowledgment on following pages]

IN WITNESS WHEREOF, Grantor has executed this Statutory Special Warranty Deed as of this 11 day of October, 2024.

GRANTOR:


As to Parcels 5, 6, and 7:

James M. Root and Valerie K. Root


James M. Root

Valerie K. Root

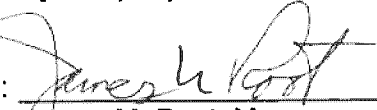
As to Parcels 1 and 2:

Root Ranch LLC, an Oregon limited liability company

By: 
James M. Root, Member


As to Parcel 4:

Klamath Agency LLC, an Oregon limited liability company

By: 
James M. Root, Manager

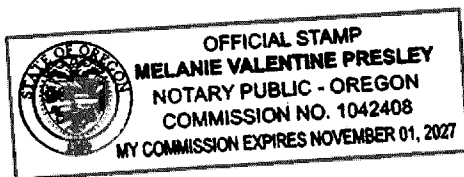
As to Parcel 3:

Fort Klamath Properties LLC, an Oregon limited liability company

By: 
James M. Root, Member

STATE OF OREGON)
COUNTY OF KLAMATH) ss. 

The foregoing instrument is acknowledged before me this 11 day of October, 2024, by Valerie K. Root.




Notary Public for Oregon

My commission expires: 11/1/2027

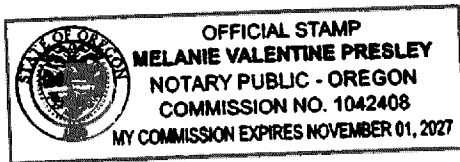
[Acknowledgments continue on following page]

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

Jackson

The foregoing instrument is acknowledged before me this 11 day of October, 2024, by James M. Root.



[Signature]

Notary Public for Oregon

My commission expires: 11/1/2027

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

Jackson

The foregoing instrument is acknowledged before me this 11 day of October, 2024, by James M. Root, as Member of Root Ranch LLC, an Oregon limited liability company, on behalf of said company.



[Signature]

Notary Public for Oregon

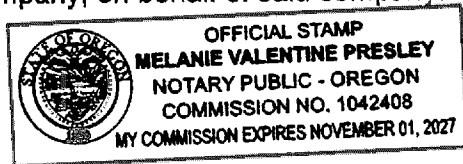
My commission expires: 11/1/2027

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

Jackson

The foregoing instrument is acknowledged before me this 11 day of October, 2024, by James M. Root as Member of Fort Klamath Properties LLC, an Oregon limited liability company, on behalf of said company.



[Signature]

Notary Public for Oregon

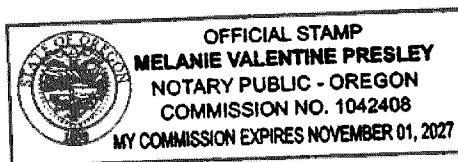
My commission expires: 11/1/2027

STATE OF OREGON)
COUNTY OF KLAMATH)

ss.

Jackson

The foregoing instrument is acknowledged before me this 11 day of October, 2024, by James M. Root as Manager of Klamath Agency LLC, an Oregon limited liability company, on behalf of said company.



[Signature]

Notary Public for Oregon

My commission expires: 11/1/2027

EXHIBIT A

Parcel 1

An area of land in the Southwest quarter of Section 18, Township 34 South, Range 7 East, and the Southeast quarter of Section 13, Township 34 South, Range 7.5 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Parcel 1 of Land Partition 5-12, together with the following:

Beginning at a 5/8" iron rod on the West line of said Parcel;

thence North 01°55'05" West 59.09 feet to a point on the thread of Agency Creek;

thence along the thread of said creek the following courses and distances:

North 72°11'55" East 13.88 feet;

thence North 83°39'13" East 48.69 feet;

thence North 89°07'09" East 84.43 feet;

thence North 75°08'21" East 119.81 feet;

thence North 89°51'55" East 49.37 feet;

thence South 79°53'38" East 76.67 feet;

thence North 87°50'40" East 93.68 feet to the Northeast corner of said Parcel 2;

thence along the East line of said Parcel South 11°41'19" East 62.58 feet to a 5/8" iron rod;

thence leaving said East line, South 86°32'57" West 491.88 feet to the point of beginning.

EXCEPTING THAT PORTION DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of said Section;

thence North 89°47'47" West 1329.92 feet along the South line of said section;

thence North 01°28'32" West 887.36 feet;

thence South 82°42'52" East 280.40 feet;

thence North 63°06'03" East 73.41 feet;

thence South 89°09'13" East 70.45 feet;

thence South 67°23'14" East 132.06 feet;

thence South 27°56'59" 102.22 feet;

thence South 37°07'34" 70.83 feet;

thence South 89°26'47" East 130.24 feet;

thence North 78°56'29" East 122.33 feet;

thence North 75°23'09" East 168.50 feet;

thence South 82°17'43" East 174.43 feet;

thence North 50°46'17" East 147.51 feet to a 5/8" iron rod marking the Northwest corner of the land described in Deed Document No. 2017-012665;

thence along the West line of said deed record, South 01°46'56" East 825.87 feet to the point of beginning.

Parcel 2

Parcels 2 and 3 of Land Partition 5-12, located in the SE1/4 of Section 13, Township 34 South Range 7 1/2 East of the Willamette Meridian and the SW1/4 of Section 18, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County Oregon filed September 2, 2012.

Parcel 3

An area of land in the Southeast quarter of Section 13, Township 34 South, Range 7.5 East, and the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Parcel 3 of Land Partition 15-10, together with the following:

Beginning at the Southeast corner of said Section;

thence North 89°47'47" West 1329.92 feet along the South line of said section;

thence North 01°28'32" West 887.36 feet;

thence South 82°42'52" East 280.40 feet;

thence North 63°06'03" East 73.41 feet;

thence South 89°09'13" East 70.45 feet;

thence South 67°23'14" East 132.06 feet;

thence South 27°56'59" 102.22 feet;

thence South 37°07'34" 70.83 feet;

thence South 89°26'47" East 130.24 feet;

thence North 78°56'29" East 122.33 feet;

thence North 75°23'09" East 168.50 feet;

thence South 82°17'43" East 174.43 feet;

thence North 50°46'17" East 147.51 feet to a 5/8" iron rod marking the Northwest corner of the land described in Deed Document No. 2017-012665;

thence along the West line of said deed record, South 01°46'56" East 825.87 feet to the point of beginning.

Parcel 4

An area of land in the Southwest quarter of Section 18, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Parcel 2 of Land Partition 15-10, excepting therefrom the following:

Beginning at a 5/8" iron rod on the West line of said Parcel;

thence North 01°55'05" West 59.09 feet to a point on the thread of Agency Creek;

thence along the thread of said creek the following courses and distances:

North 72°11'55" East 13.88 feet;

thence North 83°39'13" East 48.69 feet;

thence North 89°07'09" East 84.43 feet;

thence North 75°08'21" East 119.81 feet;

thence North 89°51'55" East 49.37 feet;

thence South 79°53'38" East 76.67 feet;

thence North 87°50'40" East 93.68 feet to the Northeast corner of said Parcel 2;

thence along the East line of said Parcel South 11°41'19" East 62.58 feet to a 5/8" iron rod;

thence leaving said East line, South 86°32'57" West 491.88 feet to the point of beginning.

Parcel 5:

A parcel of land situated in Section 19, Section 30, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the North line of Government Lot 4 in said Section 19 and on the East right of way line of Highway 427, from which the Northwest corner of said Government Lot 4 bears North 88°57'13" West 980.28 feet,

thence from said point of beginning South 88°57'13" East along the North line of said Government Lot 4, 327.55 feet to a 5/8" iron pin marking the Northeast corner of said Government Lot 4,

thence South 00°51'06" East along the East line of said Government Lot 4 1323.49 feet to a 5/8" iron pin marking the Southeast corner of said Government Lot 4,

thence South 88°55'04" East along the South line of the Southeast one quarter of the Southwest one quarter of said Section 19, 344.17 feet to a 5/8" iron pin,
thence South 09°13' East 808.61 feet to a 5/8" iron pin,
thence South 88°53'51" East 96.35 feet to a 5/8" iron pin on the West right of way line of Highway 62,
thence South 11°38'44" East along the West right of way line of said Highway 62, 224.45 feet to a 5/8" iron pin marking the West right of way of said Highway 62 and the North right of way of Highway 422,
thence North 83°47'44" West along the North right of way of said Highway 422, 629.53 feet to a 5/8" iron pin,
thence continuing along the right of way of said Highway 422 and along the arc of a 143.24 feet radius curve to the right (Delta = 78°15'12", Chord = 180.78 feet) 195.63 feet to a 5/8" iron pin on the East right of way of said Highway 427,
thence North 05°32'32" West along the East right of way of said Highway 427, 2169.21 feet to the point of beginning

AND BEGINNING at a 5/8" iron pin marking the Southeast corner of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 30,
thence from said point of beginning North 88°48'43" West along the South line of said North 1/2 of Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 624.35 feet to a 5/8" iron pin on the East right of way of Highway 427,
thence North 05°32'32" West along the East right of way of said Highway 427, 1142.88 feet to a 5/8" iron pin,
thence continuing along the right of way of said Highway 427 and along the arc of a 143.24 feet radius curve to the right (Delta = 101°44'48", Chord = 222.24 feet) 254.37 feet to a 5/8" iron pin on the South right of way of Highway 422,
thence South 83°47'44" East along the South right of way line of said Highway 422, 576.81 feet to a 5/8" iron pin on the West right of way line of Highway 62,
thence South 11°38'44" East along the West right of way line of said Highway 62, 55.37 feet to a 5/8" iron pin,
thence South 00°23'16" West along the East line of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 30, 1190.17 feet to the point of beginning

TOGETHER WITH a right of way along the "Klamath Agency Farm Irrigation Canal" varying in width from 40 feet to 20 feet of which the centerline is more particularly described as follows:
Beginning at a point on the North line of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the centerline of said "Klamath Agency Farm Irrigation Canal," from which the Northwest corner of said Government Lot 4 bears West 483 feet more or less,
thence Northerly along the centerline of said "Klamath Agency Farm Irrigation Canal" the following bearings and distances: North 21°21' West 153.3 feet to a point, from this point Southerly the right of way is 40 feet in width, from this point Northerly the right of way is 20 feet in width,
thence continuing along the centerline of said "Klamath Agency Farm Irrigation Canal" North 04°24' East 600.2 feet, North 03°37' West 315.5 feet, North 18°14' West 517.7 feet, North 11°28' West 264.3 feet, North 24°26' West 246.1 feet, North 10°46' East 231.7 feet, North 22°38' East 432.0 feet, North 04°40' West 503.9 feet, North 21°28' East 302.4 feet, North 26°58' West 306.6 feet, North 05°20' West 253.2 feet, North 01°47' West 439.4 feet, Northeasterly along the arc of a 154 feet radius curve to the right (Delta = 55°42', Long Chord = North 26°04' East 143.9 feet) 149.7 feet, North 53°55' East 351.5 feet, North 58°55' East 158.1 feet to the head gate at a water reservoir at Agency Spring from which the Northwest corner of said Section 19 bears South 40°53' West 1129.7 feet more or less

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the North line of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and on the centerline of an existing irrigation ditch, from which the Northwest corner of said Government Lot 4 bears West 483 feet more or less, thence from said point of beginning Southerly along the centerline of an existing irrigation ditch to a point that is located the following three bearings and distances: from the Northwest corner of said Government Lot 4 South 88°57'13" East 919.88 feet, South 05°32'32" East 668.74 feet, South 60°36'37" West 51.3 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows

Beginning at a point on the centerline of an existing irrigation ditch from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following three bearings and distances: North 60°36'37" East 51.3 feet, North 05°32'32" West 668.74 feet, North 88°57'13" West 919.88 feet, thence from the said point of beginning Southeasterly along the centerline of an existing irrigation ditch to a point on the West right of way line of Highway 427, said point also being located from the Northwest corner of said Government Lot 4 the following two bearings and distances: South 88°57'13" East 919.88 feet, South 05°32'32" East 747 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and on the East right of way line of Highway 427, from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following two bearings and distances: North 05°32'32" West 758 feet, North 88°57'13" West 980.28 feet, thence from said point of beginning Southeasterly along the centerline of an existing irrigation ditch to a point on the North right of way line of Highway 422, said point being located from the Northwest corner of said Government Lot 4 the following three bearings and distance: South 88°57'13" East 980.28 feet, South 05°32'32" East 2285.75 feet, South 83°47' 44" East 313.5 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and the South right of way line of Highway 422 from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following three bearings and distances: North 83°47'44" West 409.14 feet, North 05°32'32" West 2347.00 feet, North 88°57'13" West 980.28 feet, thence from said point of beginning Southwesterly along the centerline of an existing irrigation ditch to a point on the Westerly right of way line of Highway 427, said point being located from the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, the following two bearings and distances: South 88°57'13" East 919.88 feet, South 05°32'32" East 3596 feet

ALSO, a parcel of land situated in Section 25, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and Section 19, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 25 and the mean high water line of the Wood River, from which the Southeast corner of said Section 25 bears North 89°46'47" East 1866.00 feet, more or less, thence from said point of beginning North 89°46'47" East along the South line of said Section 25, 1866.00 feet to the Southeast of said Section 25, thence South 88°52'24" East along the South line of said Section 30, 1288.06 feet to a 5/8 inch iron pin marking the Southeast corner of Government Lot 4, of said Section 30,

thence North 00°21'09" East along the East line of Government Lot 4 and Government Lot 3 of said Section 30, 2595.23 feet to a 5/8 inch iron pin on the Westerly line of Highway 427, thence North 05°32'32" West along the Westerly line of said Highway 427, 3377.02 feet to a 5/8 inch iron pin in the center of a road as said point is described in Deed Volume 358 page 471, thence Westerly along the line described in Deed Volume 358 at page 471 the following bearings and distances: South 60°36'37" West 1799.44 feet, South 83°51'34" West 869.25 feet, North 85°16'31" West 420.66 feet, South 69°16'28" West 339.99 feet, South 52°04'22" West 307.99 feet, South 28°50' 12" West 134.01 feet, South 43°40'20" West 224.00 feet, South 29°27'04" West 201.00 feet, South 04°07'38" East 42.10 feet, South 23°32'52" East 415.26 feet, more or less, to the mean high water line of the Wood River, thence Southerly along the mean high water line of said Wood River to the point of beginning

TOGETHER WITH A right of way along the "Klamath Agency Farm Irrigation Canal" varying in width from 40 feet to 20 feet of which the centerline is more particularly described as follows:

Beginning at a point on the North line of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the centerline of said "Klamath Agency Farm Irrigation Canal," from which the Northwest corner of said Government Lot 4 bears West 483 feet, more or less, thence Northerly along the centerline of said "Klamath Agency Farm Irrigation Canal," the following bearings and distances: North 21°21' West 153.3 feet to a point, from this point Southerly the right of way is 40 feet in width, from this point Northerly the right of way is 20 feet in width, thence continuing along the centerline of said "Klamath Agency Farm Irrigation Canal" North 04°24' East 600.2 feet, North 03°37' West 315.5 feet, North 18°14' West 517.7 feet, North 11°28' West 264.3 feet, North 24°26' West 246.1 feet, North 10°46' East 231.7 feet, North 22°38' East 432.0 feet, North 04°40' West 503.9 feet, North 21°28' East 302.4 feet, North 26°58' West 306.6 feet, North 05°20' West 253.2 feet, North 01°47' West 439.4 feet, Northeasterly along the arc of a 154 feet radius curve to the right (Delta = 55°42' Long Chord = North 26°04' East 143.9 feet) 149.7 feet, North 53°55' East 351.5 feet, North 58°55' East 158.1 feet to the head gate at a water reservoir at Agency Spring, from which the Northwest corner of said Section 19 bears South 40°53' West 1129.7 feet, more or less

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the North line of government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and on the centerline of an existing irrigation ditch, from which the Northwest corner of said Government Lot 4 bears West 483 feet more or less, thence from said point of beginning Southerly along the centerline of an existing irrigation ditch to a point that is located the following three bearings and distances: from the Northwest corner of said Government Lot 4 South 88°57'13" East 919.88 feet, South 05°32'32" East 668.74 feet, South 60°36'37" West 51.3 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and on the East right of way line of Highway 427, from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following two bearings and distances: North 05°32'32" West 758 feet, North 88°57'13" West 980.28 feet, thence from said point of beginning Southeasterly along the centerline of an existing irrigation ditch to a point on the North right of way line of Highway 422, said point being located from the Northwest corner of said Government Lot 4 the following three bearings and distances: South 88°57'13" East 980.28 feet, South 05°32' 32" East 2285.75 feet, South 83°47' 44" East 313.5 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch and the South right of way line of Highway 422 from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following three bearings and distances: North 83°47'44" West 409.14 feet, North 05°32'32" West 2347.00 feet, North 88°57'13" West 980.28 feet,

thence from said point of beginning Southwesterly along the centerline of an existing irrigation ditch to a point on the Westerly right of way line of Highway 427, said point being located from the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, the following two bearings and distances: South 88°57'13" East 919.88 feet, South 05°32'32" East 3596 feet

AND a twenty foot wide right of way along an existing irrigation ditch of which the centerline is described as follows:

Beginning at a point on the centerline of an existing irrigation ditch from which the Northwest corner of Government Lot 4, Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears the following three bearings and distances: North 60°36'37" East 51.3 feet, North 05°32'32" West 668.74 feet, North 88°57'13" West 919.88 feet,

thence from the said point of beginning Southeasterly along the centerline of an existing irrigation ditch to a point on the West right of way line of Highway 427, said point also being located from the Northwest corner of said Government Lot 4 the following two bearings and distances: South 88°57'13" East 919.88 feet, South 05°32'32" East 747 feet

ALSO, all that portion of the SE1/4 of the SW1/4 of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Westerly right of way line of Oregon State Highway No 62.

Parcel 6

Parcel 2 of Land Partition 63-94 situated in the East half of Section 24 and the North half of the Northeast quarter of Section 25, Township 34 South, Range 7 ½ East of the Willamette Meridian, and the Southwest quarter of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

Parcel 7

Parcel 1 of Land Partition 63-94 situated in the East half of Section 24 and the North half of the Northeast quarter of Section 25, Township 34 South, Range 7 ½ East of the Willamette Meridian, and the Southwest quarter of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as filed in the Klamath County Engineers Office.

EXHIBIT B

1. The 2024-2025 Taxes: A lien not yet due or payable.
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Timber Fire Patrol
Affects Parcels 1, 2, 3, 4, 5
3. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
Affects Parcels 1, 2, 3, 4
4. Potential Additional Tax Liability, for 2018 disclosed by the Klamath tax rolls:
Affects Parcels 5, 6, 7
5. Taxes deferred, as disclosed by the tax roll, the premises herein described have been zoned or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
Affects Parcels 5, 6
6. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Crooked Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Crooked Creek.

All matters arising from any shifting in the course of Crooked River including but not limited to accretion, reliction and avulsion.

7. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Agency Creek, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Agency Creek.

All matters arising from any shifting in the course of Agency Creek including but not limited to accretion, reliction and avulsion.

8. Rights of the public and governmental bodies in and to that portion of said premises now or at any time lying below the high water line of Wood River, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Wood River.

All matters arising from any shifting in the course of Wood River including but not limited to accretion, reliction and avulsion.

9. 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.
10. Restrictions as shown on the filed map of Land Partition 15-10 and Land Partition 5-12.
Affects Parcels 1, 2, 3, 4
11. Ingress and Egress easements as shown on the Partition Plat No. 15-10 and 5-12.
Affects Parcels 1, 2, 3, 4
12. Easements and Rights of Way, as shown on the Partition Plat No. 63-94.
Affects Parcels 6 and 7
13. 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: State of Oregon, by and through its State Highway Commission
Recorded: August 18, 1958
Instrument No.: Volume 302, page 229, Deed Records
Affects Parcels 1, 2, 3, 4
14. Reservations and restrictions as contained in Deed of Tribal Property,
Recorded: March 5, 1959
Instrument No.: Volume 310, Page 324, Deed Records
Affects Parcel 5, 6
15. The provisions contained in Deed of Tribal Property,
Recorded: November 29, 1960,
Instrument No.: Book 325, page 507, Deed Records.
As follows: see deed for particulars.
Affects Parcels 1, 2, 3, 4, 7
16. Subject to an access road as set forth on Exhibit A of instrument recorded January 6, 1965 in Volume 358 at Page 471, Deed Records of Klamath County, Oregon to Tulana Farms, an Oregon corporation.
Affects Parcels 5, 6, 7
17. 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: Pacific Power & Light Company
Recorded: May 1, 1970
Instrument No.: M70, page 3432
Affects Parcels 1, 2, 3, 4
18. Reservations, restrictions and easements in deed from United Sates National Bank of Oregon, a National Banking Association, Trustee,
Recorded: April 20, 1978
Instrument No.: M78, Page 7775
Affects Parcel 6, 7
19. Order: In the Matter of CUP 105-94 and LP 63-94, including the terms and provisions thereof,
Recorded: November 21, 1994
Instrument No.: Volume M94, Page 35695
Affects Parcel 6, 7

20. State of Oregon Well Information Form, including the terms and provisions thereof,
Recorded: December 23, 2004
Instrument No.: Volume M04, Page 87790
Affects Parcel 6
21. Right of Way Easement, including the terms and provisions thereof,
Recorded: February 17, 2005
Instrument No.: Volume M05, Page 10807
Affects Parcel 6
22. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: August 17, 2007
Instrument No.: 2007-014604
Affects Parcels 1, 2, 3, 4
23. Warranty Easement Deed in Perpetuity, including the terms and provisions thereof,
Recorded: March 16, 2011
Instrument No.: 2011-003623
Affects Parcel 5, 6, 7
24. Matters as disclosed by Survey by Armstrong Surveying, Inc.,
Dated: May 15, 2024
Job No: W.O. 24-6125
As Follows: Possible Fence Line Encroachment
25. An Unrecorded Grazing Lease, with certain terms, covenants, conditions and provisions set form therein and such other exceptions as my appear necessary upon recording thereof:
Between: James and Valerie Root
And: Jon and Lyn Cooper and William Ward
Dated April 24, 2024