

Fort Klamath Land Company

9800 Seven Mile Road
Fort Klamath, Oregon



LANDLEADER



Ranch
GROUP

541.696.LAND | Z5Ranch.com | Team@Z5Ranch.com



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Listed By: Garrett Zoller | Principal Broker | OR License #200411174





FORT KLAMATH CATTLE RANCH

Fort Klamath, Oregon, is situated in a grassland valley near Crater Lake National Park, holding a unique place in Oregon's history. Established in 1863, the fort played a crucial role in the Modoc War and served as a vital outpost in the region. The area's rich past adds a layer of prestige and intrigue to the ranch, making it not just a business venture but a piece of Oregon's heritage.

The Fort Klamath Ranch sprawls across 1,474 ± fully irrigatable acres with a variety of primary and supplemental water rights steeped in history. It boasts extensive acreage of historic grass and cattle feed, renowned for its quality and abundance. The natural resources of the region provide an ideal environment for raising healthy, robust cattle. The grazing lands have been meticulously maintained, ensuring optimal productivity and sustainability.

In recent years, the Fort Klamath Ranch has run 1,200-1,400 yearlings from May through October, with various cow-calf pairs added to utilize the additional feed.

Improvements include two homes, a large barn, multiple outbuildings, and extensive livestock working facilities.

The Fort Klamath Ranch is more than just land—it's an opportunity to immerse oneself in Oregon's rich ranching heritage. With its stunning landscapes and agricultural potential, this unique property invites one to embrace the traditions of the American West while crafting their own legacy.

OFFERED AT - \$7,950,000



PROPERTY HIGHLIGHTS

Extensive Acreage

Large tracts of land dedicated to grazing, providing ample space for a substantial herd.

Water Resources

Reliable water sources, with both primary and supplemental water rights providing full coverage of irrigatable pasture, essential for superior cattle health and management.

Historic Grass and Feed

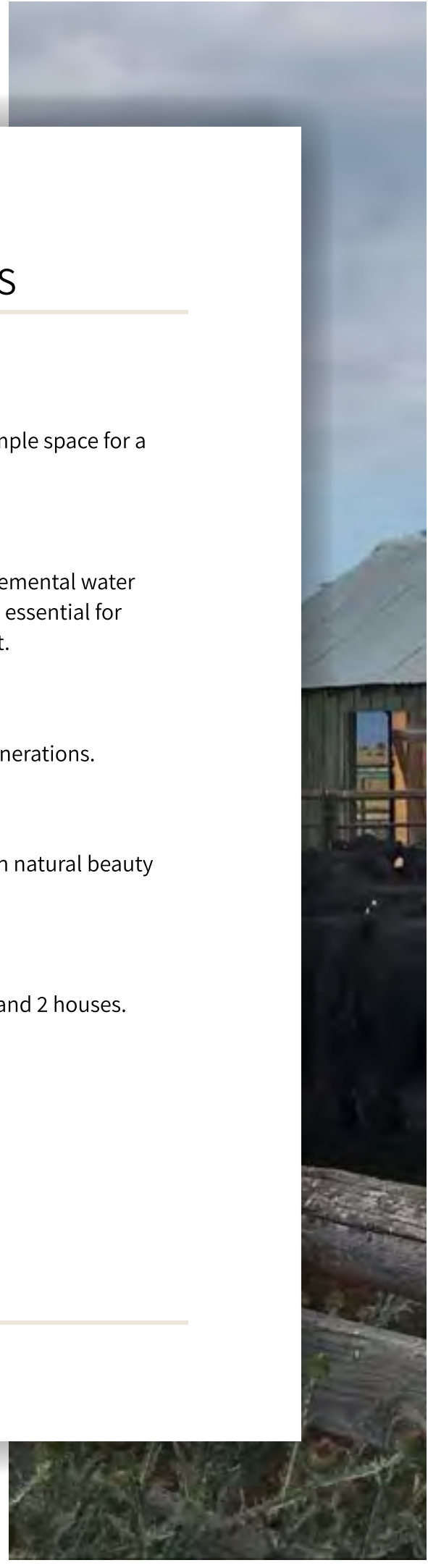
Rich, fertile land that has supported cattle for generations.

Location

Situated in the historic Fort Klamath area, offering both natural beauty and historical significance.

Infrastructure

Well-maintained facilities, including barns, corrals, and 2 houses.





INVESTMENT POTENTIAL

Investing in this cattle ranch is not just about acquiring land; it's about securing a legacy. The combination of historical significance, superior grazing lands, and well-established infrastructure makes this a highly attractive investment.

The ranch offers potential for:

Continued Cattle Operations

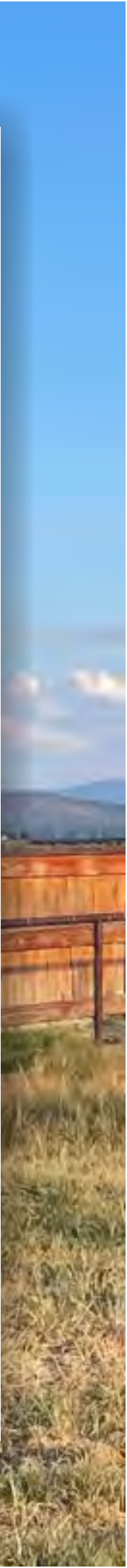
Maintaining and expanding the existing successful operation.

Agritourism

Leveraging the historical significance and natural beauty to attract visitors.

Land Appreciation

Long-term value growth of a prime piece of Oregon real estate.





Water Right Report
Smith Ranch, Fort Klamath, Oregon
January 30, 2016

The property herein referred to as the “Smith Ranch” is currently listed in the Klamath County records as being owned by the 1789 Land Company, LLC.

The nature of this report is to identify the water rights of record as available online at the Oregon Water Resources Department (OWRD) website. This report does not warrant that the OWRD information available online is error free. In preparation of this report it was noted that there are some mapping and other errors in the OWRD data, but the information contained herein is compiled from the water right certificates of record. Please refer to the copies of the certificates as there are important notes made on those certificates.

In an attempt to make the layering of the water right more understandable, the water rights are explained in three sections.

1. Primary water right: Under Oregon water law, a property can have only one primary water right. Additional water rights are “supplemental” and to be used only to the extent that the “primary” right is deficient.
2. Supplemental Surface Water rights: The notes on the certificate will have primary water right number noted on the upper right corner.
3. Supplemental Groundwater right: There is a groundwater right that is layered on top of the primary and a first supplemental.

Primary Water Rights

The entire irrigable area of the property as shown on the attached map has water rights from a variety of Primary and Supplemental water rights. The acreages listed herein are the acreages of record on the water right. It is possible the on the ground acreage is different.

Certificate 958:

Source: Wood River
Ditch: Melhase Ditch
Priority Date: April 8, 1910
Acreage: 208.9

Certificate 10899

Source: Seven Mile Creek (Point of Diversion is the NW1/4 of the SW1/4 of Section 24, T33S R6E)
Ditch: ??
Priority Date: 1898
Acreage: 180.4

Certificate 10930

Source: Wood River
Ditch: Melhase Ditch
Priority Date: May 1914
Acreage: Approximately 837.6

Certificate 64188

Source: Seven Mile Creek (Point of Diversion is in the NE1/4 of the SW1/4 of Section 25, T33S, R6E)
Ditch: ??
Priority Date: 1890
Acreage: 80

Water Right Report
Smith Ranch, Fort Klamath, Oregon
January 30, 2016

Certificate 64329

Source: Blue Springs (Point of Diversion is in the NW1/4 of the SW1/4 of Section 24, T33S, R6E)
Ditch: ??
Priority Date: 1890
Acreage: 78.6

Certificate 27532

Source: Wood River
Ditch: Melhase Ditch
Priority Date: March 13, 1952
Acreage: 37.25

Certificate 76152

This is the Wood River District Improvement Company delivered water
Source: Wood River
Ditch: Pump Ditch
Priority Date: October 29, 1924
Acreage: Approximately 34.5

Supplemental Surface Water Rights

Certificate 7757

Supplemental to: Certificate 10899
Source: Blue Spring (Point of Diversion is in the NW1/4 of the SW1/4 of Section 24, T33S, R6E)
Ditch: ??
Priority Date: July 21, 1928
Acreage: 180.4

Certificate 32112

Supplemental to Part of Certificate 958 and Certificate 76152
Source: Blue Spring (Point of Diversion is in the NW1/4 of the SW1/4 of Section 24, T33S, R6E)
Ditch: ??
Priority Date: March 13, 1952
Acreage 73.8

Certificate 76152

This is the Wood River District Improvement Company delivered water
Supplemental to Certificate 958
Source: Wood River
Ditch: Pump Ditch
Priority Date: October 29, 1924
Acreage: Approximately 12.5

Supplemental Groundwater Rights

Permit G-16886

This is the Wood River District Improvement Company delivered water

Supplemental to Certificate 958 and Certificate 76152

Source: Well # 1 and 3 have been constructed. Well # 1A and 2 have not yet been drilled. Well #4 and 5 are claimed by Roger Nicholson as exclusively dedicated for his property (Note: this water right is currently under discussion within WRDIC for possible changes)

Ditch: Pump Ditch

Priority Date: September 5, 2002

Acreage: Approximately 73.0

Summary

The dependability of all water supply in the Klamath Basin is uncertain at this time. In March 2013 the Oregon Water Resources Department issued the Final Order of Decree (FOD) in the matter of the Klamath Adjudication. The FOD awarded to the Klamath Tribes a water right for specific streams and the Upper Klamath Lake with a priority date of “time immemorial”. This means a priority date before all other water rights. As of the date of this report (February 3, 2016) the water of streams have been regulated in favor of the Tribes water right, but the water right for maintaining the level of Upper Klamath Lake has not been regulated. The Tribes have an instream water right on the Wood River, but do not have a right on Seven Mile Creek. Therefore, Seven Mile Creek has not been affected by the Tribes call for their water right, but any water right junior to 1905, anywhere upstream of Upper Klamath Lake is subject to regulation in favor of the Klamath Reclamation Project.

The year 2015 was a drought with record low snow pack, therefore stream flows dropped off earlier than normal. It is estimated that in a “normal” year, diversions from the Wood River will continue into July. Seven Mile Creek is the source of water for large acreages and there is not sufficient flow to supply the water rights senior to the Project 1905 water right in mid to late summer every year.

There is too much uncertainty to comment on the effect on this property should the Tribe call the lake level water right. But the general theory is that the effect would likely affect the Klamath Project early in the irrigation season and any water right junior to 1905 above Upper Klamath Lake.

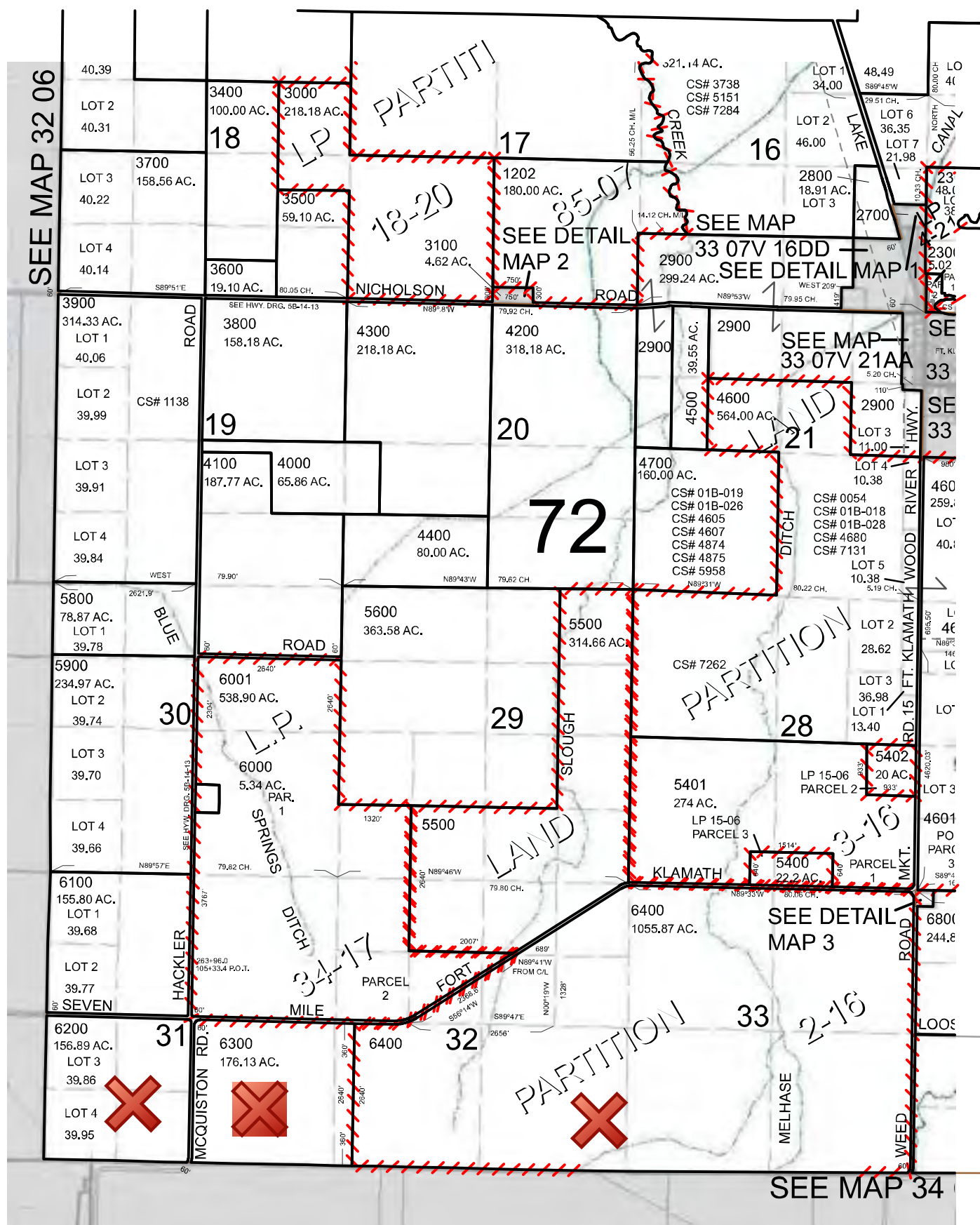
Concerning the groundwater right, the groundwater resource in the Fort Klamath area is largely untapped at this time. It is unknown whether OWRD would grant a supplemental groundwater right for this land. The WRDIC groundwater right is a point of contention within the landowners of WRDIC, but this property does not stand to benefit to a great degree from the WRDIC wells.

Update February 4, 2025

The above information was written with a lot of speculation on how the FOD would be administered. Unfortunately, even now with nine years of experience, I cannot fully predict how the Klamath Adjudication will affect this property. To date there has been virtually no irrigation of this property from the Wood River. The good news is that irrigation from Sevenmile Creek has not been regulated. Also the supplemental water right from the WRDIC well has continued to be a good water source for the 73 acres of supplemental groundwater right.

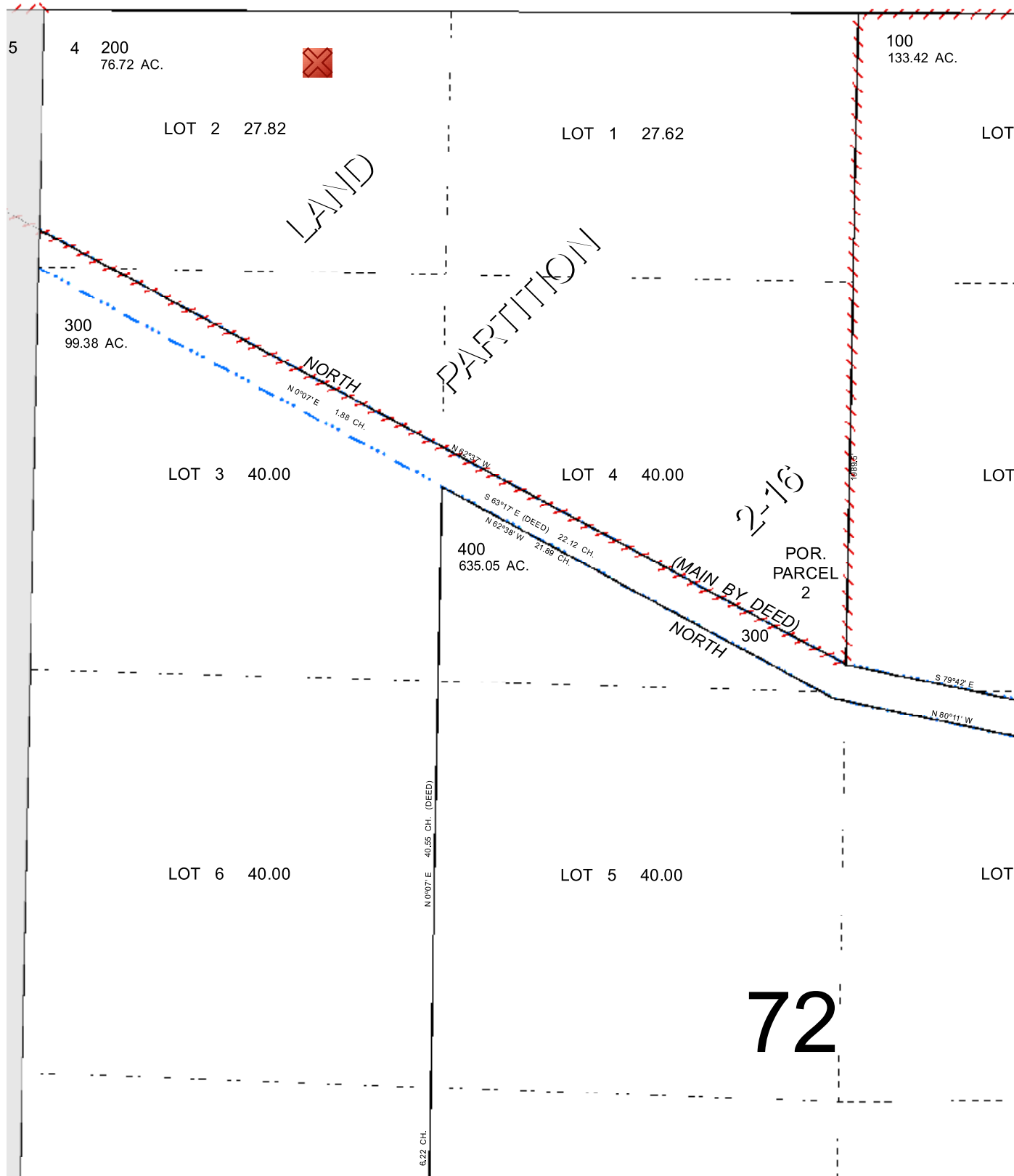
In 2020 the boundaries of WRDIC were enlarged to include all of the property of this ranch. It is goal of WRDIC to implement a pump back system that will collect the water flowing from the WRDIC beginning April 1st and pump this water back for use on the lands of the district south of Nicholson Road (this includes all of the property of this ranch). The construction of the pump back system is not guaranteed at this time. But if the pump back system is installed as currently hoped, it will have significant benefit for this ranch.



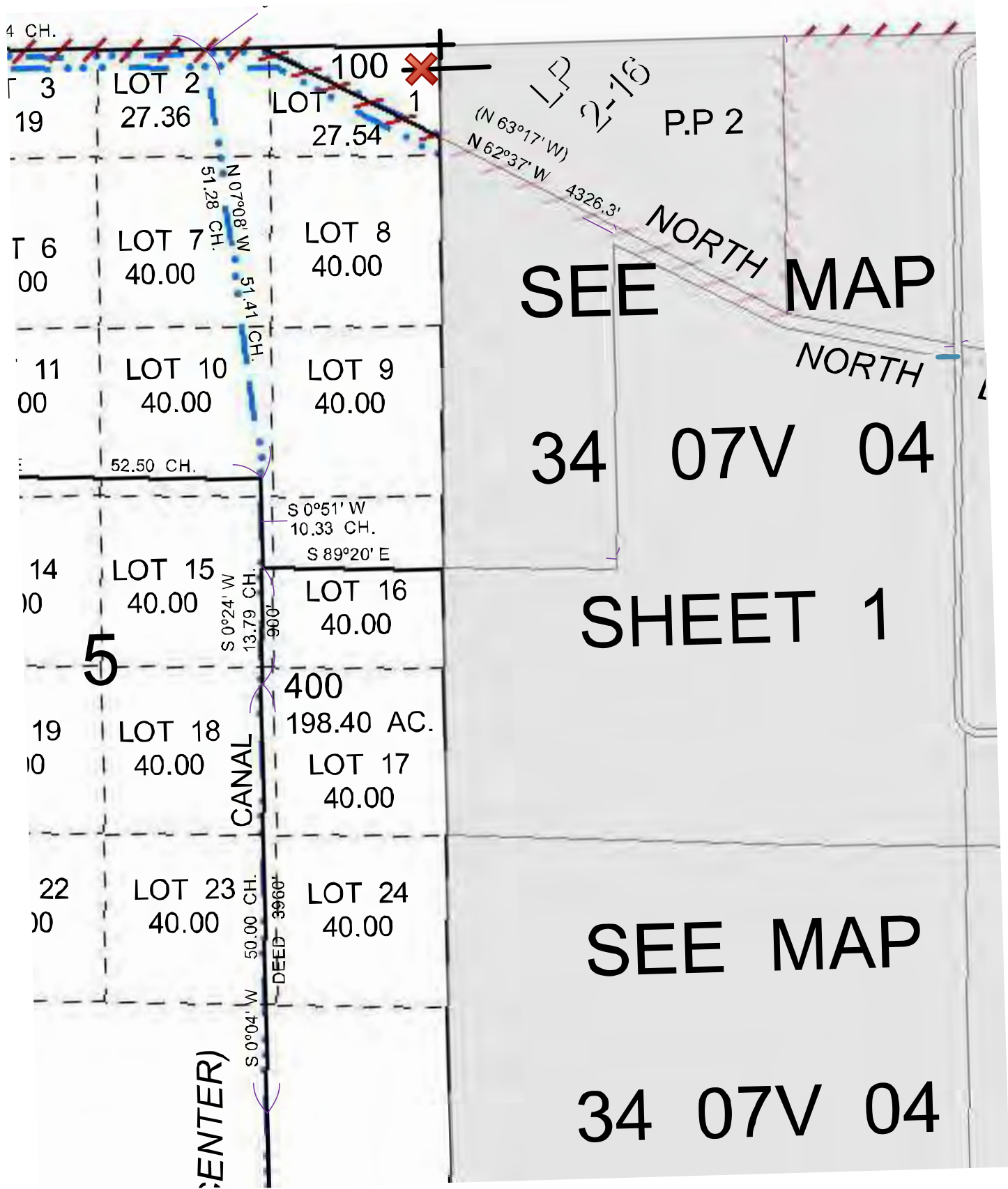


32 33

SEE MAP 33 07V



ASSESSOR MAPS







Fort Klamath Ranch





Customer Service Department

541.776.4555 | cservice@firstam.com

Report Created: 3/12/2025

Ownership

Legal Owner(s): Fort Klamath Land Company Llc

Site Address: No Site Address , OR

Mailing Address: Po Box 790 Williams, CA 95987

Parcel #: R-3307-V0000-06200-000

APN: 76429

County: Klamath

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 6,834,128
Total Bathrooms: 0.00	Building SqFt: 0	Lot Acres: 156.89
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: VACANT	Zoning: EFU-G
Improvement Type: Agricultural-Unimproved Vacant Land	School District: Klamath County School District
Legal Description: TWP 33 RNG 7 1/2, BLOCK SEC 31, TRACT SW4 LESS ROAD R/W, ACRES 156.89, POTENTIAL ADDITIONAL TAX LIABILITY	Neighborhood:
	Subdivision: Potential Addition

Assessor & Taxes

2024 Market Land: \$451,700	2024 Taxes: \$532.00
2024 Market Structure: \$	% Improved: 0.00
2024 Market Total: \$451,700	Levy Code: 072
2024 Assessed Total: \$64,817	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		



Customer Service Department

541.776.4555 | cservice@firstam.com

Report Created: 3/12/2025

Ownership

Legal Owner(s): Fort Klamath Land Company LLC

Site Address: No Site Address , OR

Mailing Address: Po Box 790 Williams, CA 95987

Parcel #: R-3307-V0000-06300-000

APN: 76438

County: Klamath

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 7,672,223
Total Bathrooms: 0.00	Building SqFt: 0	Lot Acres: 176.13
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: VACANT	Zoning: EFU-G
Improvement Type: Agricultural-Unimproved Vacant Land	School District: Klamath County School District
Legal Description: TWP 33 RNGE 7 1/2, BLOCK SEC 31 & 32, TRACT W 360 OF THE SE4 SEC 31 & POR SW4 SEC 32, ACRES 176.13, POTENTIAL ADDITIONAL TAX LIABILITY	Neighborhood:
	Subdivision: Potential Addition

Assessor & Taxes

2024 Market Land: \$126,770	2024 Taxes: \$51.18
2024 Market Structure: \$	% Improved: 0.00
2024 Market Total: \$126,770	Levy Code: 072
2024 Assessed Total: \$6,235	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		



Customer Service Department

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Report Created: 3/12/2025

Ownership

Legal Owner(s): Fort Klamath Land Company Llc

Site Address: 9810 Seven Mile Rd Fort Klamath, OR 97626

Mailing Address: Po Box 790 Williams, CA 95987

Parcel #: R-3307-V0000-06400-000

APN: 76447

County: Klamath

Property Characteristics

Bedrooms: 0
Total Bathrooms: 2.00

Full Bathrooms: 2

Half Bathrooms:

Units: 0

Stories: 1.00

Fire Place: Y

Air Conditioning: Window Uniy

Heating Type: Floor/Wall

Year Built: 1952

Building SqFt: 1,884

First Floor SqFt: 1,546

Basement SqFt: 0

Basement Type:

Lot SqFt: 45,993,697

Lot Acres: 1055.87

Roof Type: Aluminum

Roof Shape: GABLE OR HIP

Porch Type:

Building Style:

Garage: Attached Garage

Garage SqFt: 338

Parking Spots: 1

Pool:

Property Information

Land Use: AGRICULTURAL

Improvement Type: Farm land

Legal Description: LP 2-16 PARCEL 2

Zoning: EFU-G

School District: Klamath County School District

Neighborhood:

Subdivision: Lp 2-16 Parcel 2

Assessor & Taxes

2024 Market Land: \$786,940

2024 Market Structure: \$650,490

2024 Market Total: \$1,437,430

2024 Assessed Total: \$265,342

2024 Taxes: \$2,177.82

% Improved: 45.25

Levy Code: 072

Millage Rate:

Sale History

Last Sale Date:

Prior Sale Date:

Doc #:

Prior Doc #:

Last Sale Price: \$

Prior Sale Price: \$

Mortgage

1st Mortgage Date:

1st Mortgage Type:

2nd Mortgage Type:

Doc #:

1st Mortgage Lender:

1st Mortgage Amt: \$

2nd Mortgage Amt: \$



First American Title™

Customer Service Department

541.776.4555 | cservice@firstam.com

Report Created: 3/12/2025

Ownership

Legal Owner(s): Fort Klamath Land Company Llc

Site Address: No Site Address , OR

Mailing Address: Po Box 790 Williams, CA 95987

Parcel #: R-3407-V0400-00200-000

APN: 76857

County: Klamath

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 3,341,923
Total Bathrooms: 0.00	Building SqFt: 0	Lot Acres: 76.72
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: VACANT	Zoning: EFU-G
Improvement Type: Agricultural-Unimproved Vacant Land	School District: Klamath County School District
Legal Description: P.P. 2-16, PARCEL 2 POR, ACRES 76.72, POTENTIAL ADDITIONAL TAX LIABILITY	Neighborhood:
	Subdivision: Klamath County

Assessor & Taxes

2024 Market Land: \$55,220	2024 Taxes: \$22.29
2024 Market Structure: \$	% Improved: 0.00
2024 Market Total: \$55,220	Levy Code: 072
2024 Assessed Total: \$2,715	Millage Rate:

Sale History

Last Sale Date: 12/5/2007	Doc #: 2007-020470	Last Sale Price: \$775,000
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date: 12/5/2007	Doc #: 2007-020471	1st Mortgage Amt: \$
1st Mortgage Type: Purchase Money Mort	1st Mortgage Lender: Robert Mac Lellan	2nd Mortgage Amt: \$
2nd Mortgage Type:	Etal	



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Customer Service Department

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Report Created: 3/12/2025

Ownership

Legal Owner(s): Fort Klamath Land Company Llc

Site Address: No Site Address , OR

Mailing Address: Po Box 790 Williams, CA 95987

Parcel #: R-3407-V0000-00100-000

APN: 76875

County: Klamath

Property Characteristics

Bedrooms: 0	Year Built: 0	Lot SqFt: 392,040
Total Bathrooms: 0.00	Building SqFt: 0	Lot Acres: 9.00
Full Bathrooms: 0	First Floor SqFt: 0	Roof Type:
Half Bathrooms:	Basement SqFt: 0	Roof Shape:
Units: 0	Basement Type:	Porch Type:
Stories:		Building Style:
Fire Place: N		Garage:
Air Conditioning:		Garage SqFt: 0
Heating Type:		Parking Spots: 0
		Pool:

Property Information

Land Use: VACANT	Zoning: EFU-G
Improvement Type: Agricultural-Unimproved Vacant Land	School District: Klamath County School District
Legal Description: P.P. 2-16, PARCEL 2 POR, ACRES 9.00, POTENTIAL ADDITIONAL TAX LIABILITY	Neighborhood:
	Subdivision: Klamath County

Assessor & Taxes

2024 Market Land: \$33,660	2024 Taxes: \$35.56
2024 Market Structure: \$	% Improved: 0.00
2024 Market Total: \$33,660	Levy Code: 072
2024 Assessed Total: \$4,333	Millage Rate:

Sale History

Last Sale Date:	Doc #:	Last Sale Price: \$
Prior Sale Date:	Prior Doc #:	Prior Sale Price: \$

Mortgage

1st Mortgage Date:	Doc #:	1st Mortgage Amt: \$
1st Mortgage Type:	1st Mortgage Lender:	2nd Mortgage Amt: \$
2nd Mortgage Type:		

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

12-Mar-2025

FORT KLAMATH LAND COMPANY LLC
PO BOX 790
WILLIAMS CA 95987

Tax Account #	76429	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	072
Situs Address		Interest To	Mar 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$532.00	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$509.77	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$496.64	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$480.11	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$464.96	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$463.86	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$439.60	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$857.75	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$835.33	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$807.54	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$764.92	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.23	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$620.78	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$639.37	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$646.53	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$639.58	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$616.27	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$595.28	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$588.72	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$577.48	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$541.56	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.13	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$363.40	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$345.65	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$336.62	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$410.11	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$400.19	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$389.08	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$433.80	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.26	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$472.39	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$544.41	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$622.09	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$737.59	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$535.39	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$606.28	Nov 15, 1989

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

12-Mar-2025

FORT KLAMATH LAND COMPANY LLC
PO BOX 790
WILLIAMS CA 95987

Tax Account #	76438	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	072
Situs Address		Interest To	Mar 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.18	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$50.52	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$49.20	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.56	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$45.95	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$47.72	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.42	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.32	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$40.59	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.91	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$37.75	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.04	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$696.89	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$717.82	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$725.81	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$718.08	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$691.87	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$668.27	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$660.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$648.24	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$607.91	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$404.27	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$407.94	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$388.02	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$377.90	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$460.40	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$449.77	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$436.81	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$486.98	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$453.82	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$530.33	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$611.25	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$698.45	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$828.12	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$601.00	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$688.06	Nov 15, 1989

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

12-Mar-2025

FORT KLAMATH LAND COMPANY LLC
PO BOX 790
WILLIAMS CA 95987

Tax Account #	76447	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	072
Situs Address	9800 SEVEN MILE RD FORT KLAMATH OR 97626	Interest To	Mar 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,177.82	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,096.58	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,043.56	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,976.50	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,914.30	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,865.76	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,812.07	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,768.91	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,719.56	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,666.35	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,579.47	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,504.21	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,327.81	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,419.57	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,480.88	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,423.21	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,226.33	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,048.98	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,994.75	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,899.90	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,633.91	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,415.06	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,345.08	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,183.14	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,102.06	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,547.56	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,467.55	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,370.18	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,848.64	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$3,497.13	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,159.03	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,549.47	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,222.98	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,192.65	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,703.78	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,326.54	Nov 15, 1989

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

12-Mar-2025

FORT KLAMATH LAND COMPANY LLC
PO BOX 790
WILLIAMS CA 95987

Tax Account #	76857	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	072
Situs Address		Interest To	Mar 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.29	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.01	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.44	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$20.69	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$19.99	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$21.41	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.88	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$18.41	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17.62	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$17.31	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$16.42	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$15.23	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$303.55	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.66	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$316.14	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$312.76	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$301.31	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.04	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$287.90	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$282.33	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$264.78	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$176.06	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$177.66	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$168.99	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$164.63	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$200.55	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$188.42	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$214.06	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$212.10	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$197.70	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$231.04	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$266.30	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$304.15	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$360.61	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$261.80	Nov 15, 1990
1989	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$296.47	Nov 15, 1989

SUMMARY OF TAX ACCOUNT
KLAMATH COUNTY TAX COLLECTOR
305 MAIN STREET ROOM 121
KLAMATH FALLS, OR 97601
(541) 883-4297

12-Mar-2025

FORT KLAMATH LAND COMPANY LLC
PO BOX 790
WILLIAMS CA 95987

Tax Account #	76875	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	072
Situs Address		Interest To	Mar 12, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.56	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$34.08	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$33.20	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$32.10	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.09	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.32	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$57.29	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$55.84	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$53.95	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$51.15	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1.71	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.51	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.74	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$43.23	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.73	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$41.19	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.78	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$39.34	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$38.58	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$36.85	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.92	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.20	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$29.70	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$28.95	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.54	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$22.12	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$25.12	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$24.88	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$23.23	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$27.15	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$31.29	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$35.69	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$42.31	Nov 15, 1991
1990	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$30.71	Nov 15, 1990
Total		\$0.00	\$0.00	\$0.00	\$0.00		



2016-006029

Klamath County, Oregon

06/08/2016 12:16:20 PM

Fee: \$62.00

AFTER RECORDING, RETURN TO:

Fort Klamath Land Company, LLC
2005 Husted Road
Portland, OR 97225

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Fort Klamath Land Company, LLC
2005 Husted Road
Portland, OR 97225

WARRANTY DEED

1789 LAND COMPANY LLC, an Oregon limited liability company, Grantor, conveys and warrants to FORT KLAMATH LAND COMPANY, LLC, a Delaware limited liability company, Grantee, that certain real property located in Klamath County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances except those set forth on Exhibit B attached hereto.

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.

DATED this 1st day of June, 2016.

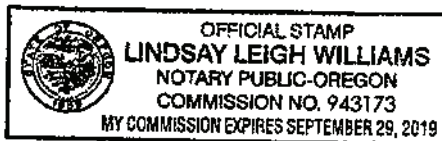
GRANTOR:

1789 LAND COMPANY LLC, an Oregon
limited liability company

By: [Signature]
John E. von Schlegell, Manager

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on the 1st day of June, 2016,
by John E. von Schlegell as Manager of 1789 Land Company LLC, an Oregon limited liability
company.



[Signature]
Notary Public for Oregon
My commission expires: September 29, 2019

EXHIBIT A

Legal Description

Parcel 1:

The SW1/4 of Section 31, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The SE1/4 of Section 31, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, and a tract of land being a portion of the SW1/4 of Section 32, described as follows:

Beginning at a point 360 feet East of the Northwest corner of the SW1/4 of Section 32; thence South 2640 feet to the Township line; thence West 360 feet to the section line between Sections 31 and 32; thence North along said section line 2640 feet to the Northwest corner of the SW1/4 of Section 32; thence East to the point of beginning.

EXCEPTING therefrom the West 60 feet of the SE1/4 of Section 31, for road purposes, conveyed by Volume 149 at page 484, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING therefrom that portion conveyed to Klamath County for road purposes in Deed Volume 295 at page 148, Deed Records of Klamath County, Oregon.

Parcel 2:

Parcel 2 of Land Partition 02-16

Situated in the E1/2 NE1/4, E1/2 SE1/4, SW1/4 SE1/4, SE1/4 SW1/4 of Section 29, and the NE1/4 NW1/4, N1/2 NE1/4, S1/2 N1/2 lying South of Seven Mile Road, and the SE1/4, SW1/4 EXCEPTING the West 360', of Section 32, and all of Section 33, in Township 33 South, Range 7 1/2 East, W.M., Klamath County, Oregon.

And that portion of Government Lots 1, 2, 3, and 4, of Section 4 and Government Lot 1 of Section 5, in Township 34 South, Range 7-1/2 East, W.M., Klamath County, Oregon, more particularly described as follows;

Beginning at the quarter section corner on the North line of Section 4; thence South along the East line of Government Lots 1 and 4, 1989.5 feet; thence North 62°37' West, 4328.3 feet to the North line of Section 5; thence East along the North line of Section 5 and 4, 3862 feet, more or less to the point of beginning.

EXHIBIT B

Permitted Exceptions

1. 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.
(None due as of the date of this policy)
2. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
3. Special Assessment disclosed by the Klamath tax rolls:
For: Wood River District Improvement Company
4. Special Assessment disclosed by the Klamath tax rolls:
For: Meadows Drainage District
5. 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.
6. The provisions contained in Patents,
Instrument No.: Volume 6, page 543, Deed Records.
Volume 8, page 32, Deed Records
Volume 8, page 34, Deed Records
Volume 10, page 476, Deed Records
Volume 11, page 383, Deed Records
Volume 11, page 433, Deed Records
Volume 11, page 434, Deed Records
Volume 22, page 18, Deed Records
As follows: See patents for particulars.
7. Agreement and the terms and conditions contained therein
Between: Klamath Meadows Company, a corporation
And: The California-Oregon Power Company
Purpose: Release of claim for damages
Recorded: January 10, 1929
Instrument No.: Volume 85, page 123 and 125, Deed Records
8. 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: The California Oregon Power Company
Recorded: February 23, 1940
Instrument No.: Volume 127, page 265

9. 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: The California Oregon Power Company, a California corporation
Recorded: January 7, 1955
Instrument No.: Volume 271, page 411, Deed Records
10. 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: County of Klamath, Oregon
Recorded: March 24, 1972
Instrument No.: M72, page 3142

A large, faint, light gray watermark of the number '75' inside a circle, centered on the page. The watermark is composed of a thin circular outline and the digits '7' and '5' in a stylized, bold font. The '7' is formed by two strokes, and the '5' is formed by three strokes. The watermark is centered horizontally and vertically on the page.

Your Rural Real Estate Experts



541.696.LAND | Z5Ranch.com | Team@Z5Ranch.com