

## "EXHIBIT A"

Exceptions to transfer of "Lot 2, Block 6, FIRST ADDITION TO MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

## SUBJECT TO:

- 1) Taxes for the fiscal year 1981-1982, due and payable.  
Amount: \$696.46, plus interest, if any.  
Account No.: 143-3909-0113      Tax Lot: 1500
- 2) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 3) Assessments, if any, due to the City of Klamath Falls for water use.
- 4) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 5) Reservations and restrictions as contained in plat dedication, to-wit:  
  
"Subject to: (1) Easements for future public utilities as shown on the annexed plat; (2) Building setback lines as shown on the annexed plat; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
- 6) Building setback line 20 feet along streets as shown on dedicated plat.
- 7) Public utilities easement 8 feet along rear of each lot as shown on dedicated plat.
- 8) Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon.
- 9) Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: May 18, 1970  
Recorded: May 18, 1970  
Volume: M70, page 3969, Microfilm Records of Klamath County, Oregon  
Amount: \$21,500.00  
Grantor: Stanley M. Bennett and Vera L. Bennett, Husband and Wife  
Trustee: William Ganong  
Beneficiary: First Federal Savings and Loan Association of Klamath Falls,

which Seller agrees to pay and to hold Buyer harmless thereon.

- 10) Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: March 31, 1980  
Recorded: April 1, 1980  
Volume: M80, page 6086, Microfilm Records of Klamath County, Oregon  
Amount: \$27,000.00  
Grantor: MX Land and Livestock Corporation  
Trustee: Mountain Title Company  
Beneficiary: James R. DeBaun, Trustee under written Declaration of Trust dated 9/7/72,

which Seller agrees to pay and to hold Buyer harmless thereon.

STATE OF OREGON, County of Klamath) ss.

Personally appeared Neal G. Buchanan, Attorney In Fact for Clifford J. Emmich, and Louis Van Dyke, who, being duly sworn, each for himself and not one for the other, did say that the former is the attorney in fact acting on behalf of the President, Clifford J. Emmich, in accordance with authorization from said President, and that the latter is the Secretary of MX Land and Livestock Corporation, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be his voluntary act and deed.

Dated before me this 19<sup>th</sup> day of Nov., 1981.

Janice Stelle  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/13/85

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named CRAIG H. MILLER AND KATHLEEN N. MILLER, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated before me this 8<sup>th</sup> day of November, 1981.

Janice Stelle  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7/13/85

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 1 day of December, 1981, at 3:30 o'clock P.M., and recorded in Book M 81 on Page 20685 or as file/reel number 6971, of said county. Deed Records

Witness my hand and seal of County affixed.

Evelyn Biehn  
Recording Officer

By: Joyce McQuinn  
Deputy

Fee \$20.00

RETURN:

MOUNTAIN TITLE COMPANY

TAX STATEMENTS:

NO CHANGE