

C. LEE NIEDERMEYER and DONNA L. NIEDERMEYER, husband and wife, as holders in fee of an undivided one-half interest in the following described property and J. D. ROSS and LETHA ROSS, husband and wife, as holders in fee of an undivided one-half interest in the following described property, hereinafter referred to collectively as Grantors, convey to BRUCE G. KILLEN and ELAINE M. KILLEN, husband and wife, as tenants by the entirety, all that real property situated in Klamath County, State of Oregon, described as:

Lot 45 of FIRST ADDITION TO SPORTSMAN PARK, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Taxes for 1976-77 are now a lien but not yet payable.
6. Agreement from Herbert Fleishhacker and May Belle Fleishhacker, his wife, and The California Oregon Power Company, a corporation, dated January 25, 1924, recorded February 15, 1924, in Volume 63 of Deeds, Page 460, records of Klamath County, Oregon, "... giving and granting unto the second party the perpetual right, privilege and easement of overflowing and/or uncovering said lands as the case may be in its operation of said dam and/or regulations and control of the water levels of said Upper Klamath Lake between said elevations of 4137 and 4143.3 feet above sea level."
7. Agreement between Gus G. Johnson and Olive M. Johnson, husband and wife, first parties, Raymond M. Sykes, second party, and Robert Sloan and Peggy M. Sloan, husband and wife, third parties, dated October 27, 1952, recorded December 19, 1952, in Volume 253 of Deeds Page 290, records of Klamath County, Oregon, "... do for the benefit of said Parcel 1 the non-exclusive right for the second party, his heirs and assigns as the owners of said Harriman Lodge or Harriman Resort and their guests to go upon said Parcel 2 and hunt migratory birds thereon but reserves unto third parties, their heirs and assigns, the right to hunt upon said Parcel 2."

8. Reservations and restrictions in the dedication of First Addition to Sportsman Park: "...subject to a 10 foot building set-back line and easements over the rear of all lots of utilities."

14990

9. Right of way agreements, including the terms and provisions thereof, given by Robert Sloan and Peggy M. Sloan, husband and wife, to the California Oregon Power Company, a California corporation, dated October 31, 1955, recorded October 31, 1955, in Volume 279 of Deeds Page 5, records of Klamath County, Oregon.

10. Declaration of Conditions and Restrictions, executed by Robert Sloan and Peggy M. Sloan, husband and wife, first parties, to the Public, dated April 25, 1956, recorded April 30, 1956, in Volume 282 of Deeds, Page 506, records of Klamath County, Oregon.

and covenant that Grantors are the owners of the above described property free of all encumbrances except as set forth hereinabove and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Six Thousand Dollars (\$6,000).

DATED this 24 day of September, 1976.

C. Lee Niedermeyer  
C. Lee Niedermeyer

J. D. Ross  
J. D. Ross

Donna L. Niedermeyer  
Donna L. Niedermeyer

Letha Ross  
Letha Ross

STATE OF OREGON )  
County of Jackson ) ss.

On this 24 day of September, 1976, personally appeared the above named C. Lee Niedermeyer and Donna L. Niedermeyer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley J. Campbell  
Notary Public for Oregon  
My Commission Expires 2-25-79

STATE OF OREGON )  
County of Jackson ) ss.

On this 23 day of September, 1976, personally appeared the above named J. D. Ross and Letha Ross and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley J. Campbell  
Notary Public for Oregon  
My Commission Expires 2-25-79

Not + Until a change is requested, all tax statements shall be sent to the following address: Anna + Claire Miller 4134 Dry Creek Rd, Medford, OR 97504

Warranty Deed -2-  
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 21st day of August A.D., 19 86 at 8:37 o'clock A M., and duly recorded in Vol. M86 on Page 14989 of Deeds

Evelyn Biehn, County Clerk  
By Ann Smith

FEE \$14.00