

# WARRANTY DEED

JACK T. JAMAR,

Grantor(s) hereby grant, bargain, sell and convey to:  
SLACKLINE INDUSTRIES, INC.

SLACKLINE INVESTMENTS, L.L.C.,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

any, as of the date of this deed and those shown below, if any.

SUBJECT TO: SEE EXHIBIT B FOR A LIST OF EXCEPTIONS WHICH IS MADE A PART  
HEREOF BY THIS REFERENCE.

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2. and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4300 SILVER COURT, LAKE OSWEGO, OR 97035

Dated this 3rd day of August 1927

JACK T. JAMAR

STATE OF CALIFORNIA

COUNTY OF VENTURA

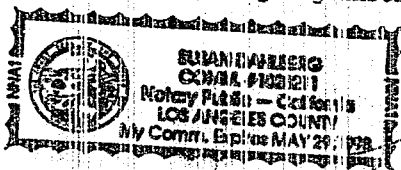
22.

Nov. 3

1977

Personally appeared the above named Jack T. Jamar

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Notary Public for:

My commission expires 5-29-98

ESCROW NO. MT42383-KA

Return to:

SLACKLINE INVESTMENTS, L.L.C.

4300 SILVER COURT

LAKE OSWEGO, OR 97035

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lot 64, Block 31 and Lot 19, Block 32, 4th Addition to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 7, Block 1; Lots 2, 3, 8, 14 and 22, Block 2; Lots 5, 6, 8 and 9, Block 3 and Lots 1, 4, 8, 10, 15, 18, 19, 20, 22, 23, 24, 28 and 29, Block 4, TRACT 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an undivided 23/80th interest in and to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45 lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

PARCEL 3:

Those portions of Government Lots 2, 6, 7, 10, 12, 19, 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision, Southeasterly of the Irish Bend Subdivision and North of the Williamson River, in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## EXHIBIT "B"

1. Taxes for the fiscal year 1997-1998, a lien not yet due and payable.

Account No: 3507-017CA-051000	Key No: 238686 Code No: 138
Account No: 3507-017CA-052000	Key No: 238720 Code No: 138
Account No: 3507-017CD-003000	Key No: 238775 Code No: 138
Account No: 3507-017DB-004000	Key No: 238371 Code No: 138
Account No: 3507-017DC-005000	Key No: 238460 Code No: 138
Account No: 3507-017DC-006000	Key No: 238521 Code No: 138
Account No: 3507-017DC-013000	Key No: 238745 Code No: 138
Account No: 3507-017DC-014000	Key No: 238763 Code No: 138
Account No: 3507-017DC-015000	Key No: 238754 Code No: 138
Account No: 3507-017DC-016000	Key No: 238727 Code No: 138
Account No: 3507-017DC-019000	Key No: 238558 Code No: 138
Account No: 3507-017DC-024000	Key No: 238692 Code No: 138
Account No: 3507-017DC-026000	Key No: 238674 Code No: 138
Account No: 3507-017DC-030000	Key No: 238638 Code No: 138
Account No: 3507-017DC-031000	Key No: 238610 Code No: 138
Account No: 3507-02000-001000	Key No: 760055 Code No: 118
Account No: 3507-02000-002000	Key No: 246923 Code No: 118
Account No: 3507-02000-002000	Key No: 564538 Code No: 138
Account No: 3507-020AA-002000	Key No: 246772 Code No: 138
Account No: 3507-020AA-003000	Key No: 246781 Code No: 138

(continued)

*Exception #1 (continued)*

Account No: 3507-020AB-00200	Key No: 246825 Code No: 138
Account No: 3507-020AB-00300	Key No: 246834 Code No: 138
Account No: 3507-020AB-00400	Key No: 246843 Code No: 138
Account No: 3507-020AB-00600	Key No: 246861 Code No: 138
Account No: 3507-020AB-00800	Key No: 246889 Code No: 118
Account No: 3507-020AB-00900	Key No: 246898 Code No: 138
Account No: 3610-011E0-01500	Key No: 328540 Code No: 010
Account No: 3610-012E0-02600	Key No: 329870 Code No: 010

5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

6. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Williamson River, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof.

7. Any claim based on any prohibition or limitation on the use, occupancy, or improvements of the land resulting from the rights of the public to use any waters which may cover the land for fishing or navigation, or to use any portion of the land which is now or may formerly have been covered by water.

8. Rules, regulations, including levies, and assessments of the Nimrod River Park Road District as per Board of Commissioners Order dated May 3, 1979 and recorded in Volume M79 at page 2403, Microfilm Records of Klamath County, Oregon.

9. Easements as contained in plat dedication, to wit:

"Subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easements to be centered on lines of adjacent lots; subject also to a twenty (20) foot building setback line along the front of all lots and to easements and restrictions of record and additional restrictions as provided in any recorded protective covenants."

10. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded July 6, 1967 in Volume M67, page 1751, Microfilm Records of Klamath County, Oregon.

Amendment to Declaration of Restrictions, subject to the terms and provisions thereof;

Recorded: July 6, 1967

Volume: M67, page 5062, Microfilm Records of Klamath County, Oregon

11. Power Transmission Line as evidenced on the Assessor's Map.  
(Affects Parcel 1)

12. Reservations, subject to the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights, except as to water.  
(Affects Parcel 2)

13. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, Page 589, Records of Klamath County, Oregon, including but not limited to the following:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights except water are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath Enrollees."

(Affects Parcel 2)

14. Reservations and restrictions as contained in plat dedication, to wit:

"1. Building set-back lines as shown on the annexed plat. 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of construction and maintaining said public utilities with any fences or planting to be placed thereon at the lot owners risk. 3. One foot street plugs and reserve strip as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the County Sanitarian. 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1. 6. Any existing roads not shown on the annexed plat are hereby vacated. 7. Any Deed restrictions or covenants that are on file in the Klamath County Clerk's Office. 8. All easements and reservations of record."

(Affects Parcel 2)

15. A 25 foot building setback line as shown on dedicated plat.  
(Affects Parcel 2)

16. Declaration of Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 17, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.  
(Affects Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day  
of November, A.D., 19 97, at 2:33 o'clock P. M. and duly recorded in Vol. 997  
of Deeds on Page 36677.

FEE \$50.00

By Bernetha G. Letsch, County Clerk  
Karlsson Rams