



CRATER

TITLE

INSURANCE

1999 SEP 13 PM 1:00

300 West Main • P.O. Box 250
Medford, Oregon 97501
(541) 779-7250 • FAX (541) 779-4013

Vol M99 Page 36469

K-54472

Order # 99212447ST

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANDREW E. LENNERT and JUYLE A. LENNERT and LEONARD C. REESE and BARBARA A. REESE, Grantor, conveys and warrants to MARK L. ADAMS and STEPHANIE K. ADAMS, Husband and Wife, Tenants by the Entirety, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in Klamath County

Parcel 1: Lot 46 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.

Parcel 2: Lot 47 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:

See Attached Exhibit "A"

The true consideration paid for this conveyance is Twenty-One Thousand And 00/100 DOLLARS \$21,000.00.

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

Dated this 2ND day of SEPTEMBER, 1999

Leonard C. Reese
LEONARD C. REESE

Andrew E. Lennert
ANDREW E. LENNERT

Barbara A. Reese
BARBARA A. REESE

Juyle A. Lennert
JUYLE A. LENNERT

FLORIDA
STATE OF OREGON)
) ss.
County of SARASOTA)

This instrument was acknowledged before me on the 2ND day of SEPTEMBER, 1999 by ANDREW E. LENNERT and JUYLE A. LENNERT and LEONARD C. REESE and BARBARA A. REESE.

(seal) OFFICIAL NOTARY SEAL
ROBERT J WETZEL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CCS22410
MY COMMISSION EXP. JAN. 7, 2000

Robert J. Wetzel
Notary Public for Oregon FLORIDA
My commission expires: 1-7-2000

Until a change is requested,
send all tax statements to:
Grantee at:

Return document to:
Crater Title Insurance
300 W. Main Street, P.O. Box 250
Medford, OR 97501

EXHIBIT "A"

Subject to the exceptions, exclusions and stipulations which are ordinarily part of such Policy form and the following (see copy attached):

1. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. Agreement, including the terms and provisions thereof,

Dated : January 25, 1924
Recorded : February 15, 1924 in Volume 63 page 460, Deed records of Klamath County, Oregon
From : Herbert Fleishhacker and May Belle Fleishhacker, his wife
To : The California Oregon Power Company, a corporation

As follows: "...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."

3. Grant of Right of Way, including the terms and provisions thereof,

Dated : October 31, 1955
Recorded : November 3, 1955 in Volume 279 page 5, Deed records of Klamath County, Oregon
From : Robert Sloan and Peggy M. Sloan, husband and wife
To : The California Oregon Power Co., a California corporation

4. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, on the plat and dedication of First Addition to Sportsman Park: Subject to 10 foot building set-back lines and to easements over the rear of all lots for utilities.

5. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument for First Addition to Sportsman Park

Executed by : Robert Sloan and Peggy M. Sloan, husband and wife
Dated : April 25, 1956
Recorded : April 30, 1956 in Volume 282 page 506, Deed records of Klamath County, Oregon

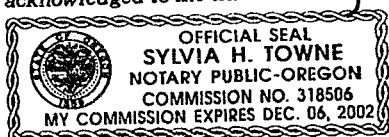
STATE OF OREGON,

County of JACKSON } ss.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 7th day of September, 1999,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Andrew E. Lennert and Jule A. Lennert

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Sylvia H. Towne
Notary Public for Oregon

My commission expires 12/6/2002

State of Oregon, County of Klamath
Recorded 9/13/99, at 1:00 p.m.
In Vol. M99 Page 36469
Linda Smith.
County Clerk Fees 35⁰⁰