

'01 OCT 5 PM 3:14

After Recording Return to:
JAMIE L. DOUGLASS
 1436 Eldorado Blvd.
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
JAMIE L. DOUGLASS
 1436 Eldorado Blvd.
 Klamath Falls, OR 97601

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WARRANTY DEED
 (INDIVIDUAL)

JAMES ROEMER and JANICE ROEMER, herein called grantor, convey(s) to **JAMIE L. DOUGLASS**, an estate in fee simple all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 2, Block 12, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Shared Well Agreement and Shared Building Agreement being recorded as a part of this Warranty Deed as Exhibit "A", attached hereto, and consisting of 5 pages. *JD*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

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 **\$65,000.00**.
 (here comply with the requirements of ORS 93.930)

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 October 3, 2001.

James Roemer
JAMES ROEMER

Janice Roemer
JANICE ROEMER

STATE OF OREGON, County of **Klamath**) ss.

On Oct 5, 2001 personally appeared the above named **JAMES ROEMER and JANICE ROEMER** and acknowledged the foregoing instrument to be their voluntary act and deed.

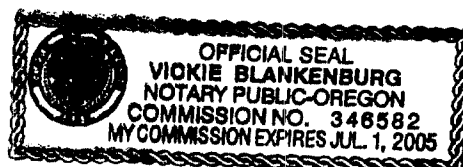
This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00053677

Before me: *Vickie Blankenburg*
 Notary Public for Oregon
 My commission expires: 07/01/05

Official Seal



46A

SHARED WELL AGREEMENT

SECTION I

This agreement made this 22nd day of September, 2001, between Richard J. and Rowena A. Chase, James and Janice Roemer, and Frances Vallejos.

A geothermal hot water well, 273 feet in depth and not less than eight inches in diameter is located on the property located at 1436 Eldorado Avenue. Property is fully described as Lot 2, Block 12, Hillside Addition to the city of Klamath Falls, Klamath County, Oregon.

Richard and Rowena Chase own one-half interest in the above described well. James and Janice Roemer own one-quarter interest in the above described well. Frances Vallejos owns one-quarter interest in the above described well.

SECTION TWO:

INSTALLATION AND MAINTENANCE: Each of the parties agree to be responsible for maintaining the delivery lines from the wells to their respective homes. Each of the parties agree to maintain the heating system within their respective home. The parties expressly agree to cooperative fully in making such repair or replacement to insure that necessary equipment, operator, and supplies can be obtained to make such repair or replacement as soon as practical. **The parties further agree to pay for or to arrange for the payment of their respective shares of the cost of said repair or replacement as soon as is reasonably possible according to their respective percent of ownership.**

SECTION THREE:

The parties recognize that the heat and water which are produced in a geothermal well such as is the subject of this agreement, is the product of a natural phenomenon and that accordingly, none of the parties has any substantial control over the resource. Each party agrees to cooperate fully with the other parties to maximize the beneficial use and enjoyment of the well by all parties to the agreement.

SECTION FOUR:

It is the intention of the parties that the well which is the subject of this agreement shall be used by the parties to supply the respective single family dwellings of each of the parties with hot water for domestic use in space heating and other domestic requirements. No party(ies) shall expand the use of the well, water and heat without the consent of all party(ies). The capability of the heat produced cannot be impaired by the expanded use of the well.

1469 Lawrence St., Clamath, OR 97731
September 21, 2001 OK

I Frances Vallejos, don't want to sign the agreement that ~~is set~~ has been set at the computer that has the word consent cooperation approval of all the parties involved (in the agreement) at the time 6:10 PM on this day in Section four of the aforementioned agreement. Frances Vallejos

SHARED Building Agreement

We agree to share maintenance ^{repair costs of the roof} ~~not the~~ ^{costs} outside of the shared garage/shed that is located on both sides of the properties at 1436 Eldorado Ave. and 1440 Eldorado Avenue. Each party will pay 1/2 cost of necessary maintenance in a reasonable period of time.

James Roemer

9/22/01

Janice Roemer 10/5/01

IN WITNESS WHEREOF the parties have executed this agreement as of the day and year described above.

Richard J. Chase
RICHARD J. CHASE

Rowena A. Chase
ROWENA A. CHASE

* Signature on back with noted exception to wording in section 4.
FRANCES VALLEJOS

James Roemer
JAMES ROEMER

Janice Roemer
JANICE ROEMER

We agree to share costs for necessary garage
repair costs (for the roof) in reasonable time frame,
for the shared shop/garage building.

James Roemer 9/22/01
Jamice Roemer 10/5/01
Frances Valley 9/22/01

Witnessed by: Rowena A. Chase 9/22/01
 Rowena A. Chase

IN WITNESS WHEREOF the parties have executed this agreement as of the day and year described above.

Richard J. Chase
RICHARD J. CHASE

Rowena A. Chase
ROWENA A. CHASE

* Signature on back with noted exception for Section 4
FRANCES VALLEJOS

James Roemer
JAMES ROEMER

Janice Roemer
JANICE ROEMER

State of Oregon, County of Klamath
Recorded 10/05/01 at 3:14 p. m.
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Linda Smith,
County Clerk Fee \$ 46.00