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State of Oregon, County of Klamath
Recorded 06/19/2002 12:46 p.m.
Vol M02, Pg 35638-641
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

W A R R A N T Y D E E D

THIS INDENTURE, made this 23 day of April, 2002, by and between KENNETH J. REAMY and EILEEN J. REAMY, husband and wife, hereinafter jointly and severally referred to as Grantor, whose address is: 501 Pursalane Point, Venice, Florida 34293; hereby conveys the following described property as follows: An undivided one-half interest therein to KENNETH J. REAMY and EILEEN J. REAMY, whose address is: same as above, as Trustee under Revocable Trust Agreement for the benefit of Kenneth J. Reamy, et al, dated March 7, 2002, under the terms of which JAMES R. WILL is the designated successor Trustee, and an undivided one-half interest therein to EILEEN J. REAMY and KENNETH J. REAMY, whose address is: same as above, as Trustee under Revocable Trust Agreement for the benefit of Eileen J. Reamy, et al, dated March 7, 2002, under the terms of which JAMES R. WILL is the designated successor Trustee. 001

WITNESSETH, Grantor, in consideration of love and affection and other good and valuable consideration does hereby grant, bargain and convey to Trustee, the following described property situated in Klamath County, Oregon, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, reservations and easements of record and taxes for 2002 and subsequent years.

TOGETHER with all appurtenances, privileges, rights, interests, reversions, remainders and easements thereunto appertaining.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above-described real estate and is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property,

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and to determine the price and terms of sales, exchanges and options;

(c) To execute leases and subleases for terms as long as 99 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

(d) To borrow money, and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

(e) To manage, control, operate and dispose of said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred and, in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate.

2. Rights of ownership over the above described real estate and the power and authority granted under Paragraph 1 above shall vest in any successor Trustee named herein or in the aforesaid Trust Agreement only upon the recording by said successor Trustee of an acceptance of the trust in the public records of the county wherein the property is located.

3. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said Trust Agreement collateral hereto shall be personal property only.

4. The Grantor recites that this conveyance is made in conformance with the provisions of Oregon Statutes.

5. By acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements of this instrument.

And Grantor hereby covenants with Trustee that Grantor is lawfully seized of said property in fee simple and it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same and Trustee shall have quiet enjoyment thereof; that Grantor will make such other and further assurances to perfect the fee simple title to said property as may hereafter be required. The Grantor does hereby fully warrant the title of said property, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESS:

H. Greg Lee Kenneth J. Reamy (SEAL)
H. GREG LEE KENNETH J. REAMY

Marilyn Scott
MARILYN SCOTT

H. Greg Lee Eileen J. Reamy (SEAL)
H. GREG LEE EILEEN J. REAMY

Marilyn Scott
MARILYN SCOTT

STATE OF FLORIDA)
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me this 23
day of April, 2002 by KENNETH J. REAMY and EILEEN J.
REAMY, who are personally known to me or who have drivers license,
as identification and who did take an oath.

H. Greg Lee
NOTARY PUBLIC

Commission Number:
My Commission Expires:

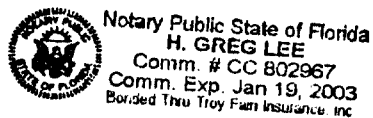


Exhibit "A"

All of Lot 54 and the South 50 feet of Lot 55, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1987-88, which are now a lien but not yet payable; Statutory powers, including the power of assessment, of Lakeshore Gardens Drainage District; Rights of the public and of governmental bodies and the State of Oregon, in and to any portion of the herein described premises lying below the high water mark of Upper Klamath Lake; Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

TOGETHER with an easement over the South 50 feet of Lot 53B for the purpose of using the boat dock and providing access to Klamath Lake adjacent thereto or to construct and maintain their own boat dock. The grantors shall not grant the right to use the South 50 feet of Lot 53B to any persons who are not the occupants of Lots 52 and 53, Lakeshore Gardens.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.