

WARRANTY DEED

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J<sup>2</sup>B<sup>2</sup> LLC, an Oregon Limited Liability Company, conveys and warrants to J<sup>2</sup>B, Inc., an Oregon corporation, the following described real property located in Klamath County, Oregon:

Lots 29 and 30, Block 3, TRACT 1119, LEISURE WOODS - UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. An easement created by instrument, subject to the terms and provisions thereof, recorded July 24, 1973, Volume M73m page 9530, Microfilm Records of Klamath County, Oregon in favor of Midstate Electric Cooperative, Inc., a Cooperative corporation for transmission line. (No exact location was given on document.)
2. Covenants, conditions and restrictions as shown on the recorded plat of Tract No. 1119 - Leisure Woods Unit 2, to wit:
  - 1) Klamath County building setback requirements; 2) 16 foot wide drainage easement as shown on said plat; 3) 20 foot side pedestrian and equestrian easement as shown on said plat; 4) 30 foot wide powerline easement as shown on said plat; 5) 16 foot wide public utility and drainage easement centered on all side and rear lot lines for construction and maintenance of utilities and drainage ditches; 6) a strip of land along Highway 58 dedicated to the Oregon Department of Transportation.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, subject to the terms and provisions thereof, recorded February 12, 2002, Volume M02, page 8503, Microfilm Records of Klamath County, Oregon, re-recorded April 15, 2002, Volume M02, page 21922, Microfilm Records of Klamath County, Oregon. Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Diamond Summit at Leisure Woods II Homeowners Association.
4. Easements as dedicated or delineated on the recorded plat for pedestrian and equestrian and affects the Easterly 10 feet of Lot 29 and the Westerly 10 feet of Lot 30.

Grantor warrants that the aforesaid property is free of encumbrances except as listed herein.

The true and actual consideration paid for this conveyance is \$89,650.00. State of Oregon, County of Klamath

Until a change is requested,  
send tax statements to:

J<sup>2</sup>B, Inc.  
c/o Brent Jenkins  
1147 N. W. Aldercreek Drive  
Corvallis, OR 97330

After recording return to:  
R. TIM WILLIS

PO BOX 396  
CORVALLIS OR 97330

Recorded 07/12/2002 9:53 a.m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

"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 30.990."

39550

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 9<sup>th</sup> day of July, 2002.  
J<sup>2</sup>B<sup>2</sup> LLC

Brent L. Jenkins  
by Brent L. Jenkins, Member

Debbie R. Jenkins  
by Debbie R. Jenkins, Member

Brian Jenkins  
by Brian Jenkins, Member

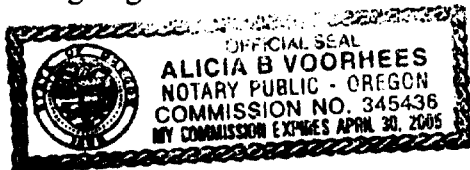
Kim Jenkins  
by Kim Jenkins, Member

John B. Bamber  
by John Bamber, Member

STATE OF OREGON )  
) ss.  
County of Benton )

July 9<sup>th</sup>, 2002

Personally appeared the above-named BRENT L. JENKINS and DEBBIE R. JENKINS and acknowledged the foregoing instrument to be their voluntary act and deed and as members of J<sup>2</sup>B<sup>2</sup> LLC.

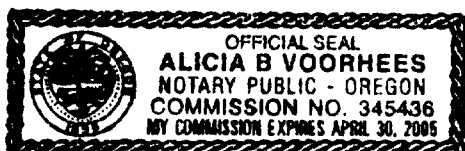


Alicia B. Voorhees  
Notary Public for Oregon  
My Commission Expires: April 30, 2005

STATE OF OREGON )  
) ss.  
County of Benton )

July 9<sup>th</sup>, 2002

Personally appeared the above-named BRIAN JENKINS and KIM JENKINS and acknowledged the foregoing instrument to be their voluntary act and deed and as members of J<sup>2</sup>B<sup>2</sup> LLC.

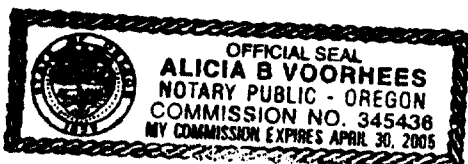


Alicia B. Voorhees  
Notary Public for Oregon  
My Commission Expires: April 30, 2005

STATE OF OREGON )  
) ss.  
County of Benton )

July 9<sup>th</sup>, 2002

Personally appeared the above-named JOHN BAMBER and acknowledged the foregoing instrument to be their voluntary act and deed and as member of J<sup>2</sup>B<sup>2</sup> LLC.



Alicia B. Voorhees  
Notary Public for Oregon  
My Commission Expires: April 30, 2005