

04 JUL 20 PM 3:01

Vol M04 Page 47408

After Recording Return to:
MICHAEL C. CAMARA and MELANIE C. CAMARA
2053 Jasper Bluff St. #202
Las Vegas, NV. 8911741'04 Kietzke Lane #197
Until a change is requested all tax statements
Shall be sent to the following address:
MICHAEL C. CAMARA and MELANIE C. CAMARA
41'04 Kietzke Lane #197
Reno, NV. 89502

State of Oregon, County of Klamath
Recorded 07/20/2004 3:01 p m
Vol M04 Pg 47408-10
Linda Smith, County Clerk
Fee \$ 3100 # of Pgs 3

ASPEN-591468 MS
WARRANTY DEED
(INDIVIDUAL)

SHIRLEY JEAN RHODES, SOLE TRUSTEE OR SUCESSOR TRUSTEES OF THE RHODES FAMILY TRUST DATED APRIL 03 2002, herein called grantor, convey(s) to **MICHAEL C. CAMARA and MELANIE C. CAMARA, husband and wife**, herein called Grantee all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lots 11, 12, 13 and 14, LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

See exhibit "A" attached hereto and made a part hereof for "Prescriptive Rights Agreement"

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 **\$50,000.00**.
(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 July 6, 2004.

RHODES FAMILY TRUST DATED APRIL 03 2002

BY: **SHIRLEY JEAN RHODES, SOLE TRUSTEE**

Shirley Jean Rhodes, sole trustee

STATE OF ARIZONA, County of Yuma ss.

On 7-8-04, 2004 personally appeared the above named **SHIRLEY JEAN RHODES AS SOLE TRUSTEE OF THE RHODES FAMILY TRUST DATED APRIL 03 2002** and acknowledged the foregoing instrument to be **HER** voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059468

Before me: *[Signature]*
Notary Public for Arizona
My commission expires:

Official Seal



Notary Public State of Arizona
Yuma County
Bonnie P. Bledsoe
Expires November 09, 2007

PRESCRIPTIVE RIGHTS AGREEMENT

THIS AGREEMENT IS TO PROTECT THE PRESCRIPTIVE RIGHTS OF RUDOLPH N. AND CHERYN L. BOWMAN, THE CURRENT OWNERS OF LAKEWOOD HEIGHTS LOT #15 COMMONLY NAMED 2709 LAKESHORE DRIVE KLAMATH FALLS, OREGON 97601. THE EXISTING DRIVEWAY ENTERING LOT #15 AND EXTENDING TO THE REAR HALF OF THE PROPERTY HAS BEEN USED BY THE BOWMAN'S SINCE THEIR PURCHASE IN 1991 AS IT HAD BEEN USED BY THE PREVIOUS OWNERS. THIS DRIVEWAY IS THE ONLY ACCESS TO THE REAR PORTION OF LOT #15 FOR LOT AND HOME MAINTENANCE. AFTER MUCH CONFUSION WITH VARIOUS KLAMATH COUNTY AGENCIES AND A FORMAL SURVEY OF LOTS 11-14, IT HAS BEEN DETERMINED THAT THE DRIVEWAY TO THE REAR OF LOT #15 IS ACTUALLY ON LOT #14. THE BELOW TERMS ARE TO BE RECORDED VIA ASPEN TITLE ESCROW WHEN LOT #14 PASSES TITLE TO THE CAMARA'S.

1. THE ENTRY DRIVEWAY INTO LOT #15 WILL BE SHARED WITH LOT #14 AS A COMMON AREA. THE DRIVEWAY MAY BE EXTENDED FURTHER INTO LOT #14 AT THE CAMARA'S EXPENSE.
2. THE DRIVEWAY ACCESS TO THE REAR OF LOT #15 WHICH HAS BEEN DETERMINED TO BE ON LOT #14 WILL BE SHARED BY BOTH PARTIES AS A COMMON AREA.
3. THE POSTAL STANDARD FOR 2709 LAKESHORE DRIVE WILL BE SHARED BY BOTH LOTS.
4. THE WELL, PUMP AND TANK FOR LOT #15 WILL BE MADE AVAILABLE TO LOT #14 SHOULD THE CAMARA'S DECIDE TO USE IT. ALL COSTS NECESSARY TO TIE INTO THE EXISTING WELL WILL BE THE RESPONSIBILITY OF THE CAMARA'S.
5. UPON COMPLETION OF THE CONNECTION OF LOT #14 TO THE LOT #15 WELL, ALL COSTS FOR MAINTENANCE OF THE WELL, PUMP AND STORAGE TANK WILL BE SHARED 50/50 BY BOTH PARTIES. THE MONTHLY ELECTRIC CONSUMPTION WILL BE ASSUMED TO BE \$10 FOR EACH PARTY AT THE CURRENT RATES.

FOR LOT 15

Rudolph N. Bowman 7/19/04
RUDOLPH N. BOWMAN DATE

Cheryn L. Bowman 7-19-04
CHERYN L. BOWMAN DATE

FOR LOT 14

MICHAEL CAMARA DATE

MELANIE CAMARA DATE

JUL-14-2004 11:00AM

FROM-ASPEN TITLE & ESCROW

+6418838000

T-042 P.002/002 P-100

Exhibit "A"

47410

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FOR LOT 15

RUDOLPH N. BOWMAN

DATE

CHERYN L. BOWMAN

DATE

FOR LOT 14

MICHAEL CAMARA

DATE

MELANIE CAMARA

DATE