

EXHIBIT A

1. Special Assessment disclosed by the Klamath tax rolls: For: Fire Patrol Surcharge
2. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Lake Timber Fire Patrol
3. The property lies within and is subject to the levies and assessments of the Running Y Utility Company.
4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: August 30, 1917
Instrument No.: Volume 47, page 264, Deed Records
5. Agreement, including the terms and provisions thereof, Recorded: October 4, 1924
Instrument No.: Volume 64, page 489, Deed Records
6. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company Recorded: February 18, 1926
Instrument No.: Volume 69, page 299, Deed Records
7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company Recorded: May 1, 1923
Instrument No.: Volume 61, page 116 And
Recorded: April 5, 1932
Instrument No.: Volume 97, page 211, 213, 215, 217, 219, 221, 223, 225 and 227
8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon Power Company Recorded: December 26, 1939
Instrument No.: Volume 126, page 192, Deed Records
9. The California Oregon Power Company, including the terms and provisions thereof, Recorded: April 1, 1940
Instrument No.: Volume 128, page 207, Deed Record
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company Recorded: August 31, 1943

Instrument No.: Volume 158, page 183,
Deed Records And;
Recorded: August 6, 1948
Instrument No.: Volume 223, page 400, Deed Records

11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Wocus Drainage
District Recorded: September 7,
1954
Instrument No.: Volume 269 page 163 Deed Records
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: The California Oregon
Power Co. Recorded: May 28, 1956
Instrument No.: Volume 283, page 41L Deed Records
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: September 30, 1960
Instrument No.: Volume 324, page 373, 379 and 382, Deed Records
14. The provisions
contained in deed,
Recorded: July 18,
1966, Instrument No.:
M66, page 7241. As
follows: see deed for
particulars.
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: June 12,
1972 Instrument No.:
M72, page 6270
Instrument No.: M72,
Page 6274
16. Letter dealing with water contracts, including the terms and provisions
thereof, Recorded: December 2, 1980
Instrument No.: M80, page 23384
17. Restrictions as shown on the official plat of said land.
18. Access easements as shown on the official plat of said land.
19. Golf easement as shown on the official plat of said land.
20. Utility and drainage easement as shown on the official plat of said land.
21. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color,

religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 2,
1996 Instrument No.:
M96, page 23548

Amended by
instrument, Recorded:
May 26, 2005
Instrument No.: Volume MOS. Page 38874

Amended by instrument,
Recorded: June 20, 2018
Instrument No.: 2018-007433

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Running Y Ranch Homeowner's Association.

22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Running Y Water, LLC and Running Y Environmental, LLC
Recorded: April 12, 2016
Instrument No.: 2016-003730

23. Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: June 20, 2018
Instrument No.: 2018-007433

24. Declaration of Nondiscrimination for Running Y Ranch Resort Owners Association, including the terms and provisions thereof,

Recorded: December 30, 2022
Instrument No.: 2022-014674