



01-21-94A10:10 RCVD

K-46095

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STATUTORY WARRANTY DEED

DANIEL C. BOONE

conveys and warrants to SAMUEL C. MCKEE & CAROL A. MCKEE, HUSBAND AND WIFE, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee.

Lots 14, 15 and 16 in Block 3, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax A/C #2309-2A-6100 Key: 699480
#2309-2A-6000 Key: 699471
#2309-2A-5900 Key: 699462

This property is free of liens and encumbrances, EXCEPT: EXCEPT AS SHOWN ON EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

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.

The true consideration for this conveyance is \$ 18,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of January, 19 94

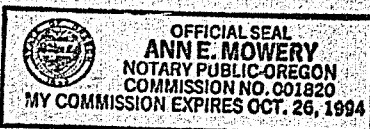

DANIEL C. BOONE

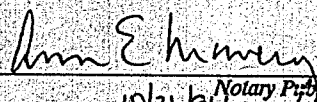
STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 19th day of January, 19 94, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DANIEL C. BOONE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.




My Commission expires 10/26/94 Notary Public for Oregon.

Title Order No. 132792 DG (K-46095)
Escrow No. RE05158

After recording return to:
FIRST AMERICAN TITLE (RE05158 DG)
P. O. BOX 1195
REDMOND, OR 97756

Until a change is requested all tax statements shall be sent to the following address.
SAMUEL C. MCKEE ET UX
1937 MOUNTAIN QUAIL DRIVE
REDMOND, OR 97756

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO THE FOLLOWING:

1. Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of said property lying below the high water line of the Little Deschutes River.
2. Easement, including the terms and provisions thereof, executed by Harold D. Barclay and Dorothy Barclay, husband and wife, to Fred L. Mahn, dated May 29, 1963, recorded July 31, 1963, in Volume 347 page 76, Deed records of Klamath County, Oregon.
3. Declaration, restrictions, protective covenants and conditions, including the terms and provisions thereof, recorded May 28, 1981, in Volume M81 page 9488, Deed records of Klamath County, Oregon.
4. Easement as contained on the plat.
5. Reservations and Restrictions, including the terms and provisions thereof, as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation areas, semi-public recreational or service areas, and common areas shall be conveyed by owners to the Little River Ranch Homeowners Association, dedicate, donate, and convey to Klamath County Lot 10 Block 5 for public facilities purposes."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 21st day
of Jan A.D. 19 94 at 10:10 o'clock A M., and duly recorded in Vol. M94
of Deeds on Page 2217

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall