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STEVEN'S LAW PUBLISHING CO. ASTORIA, OREGON 97103

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

HAROLD ELLIOT

conveys and warrants to RICHARD J. DODGE, Grantor,

except as specifically set forth hereinafter, the following described real property free of encumbrances
 Lot 12, Block 5, Plat No. 1204, LITTLE RIVER RANCH, according to the official plat thereof
 on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309-002A0-102510

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$16,950.00 (Here comply with the requirements of ORS 93.030)

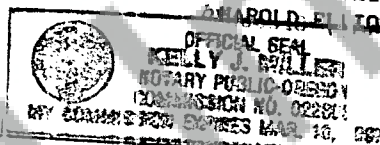
Dated this 1st day of August, 1994

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 FEEDBACK 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 93.030

HAROLD ELLIOT

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on August 1, 1994.



Notary Public for Oregon
 My commission expires 03/10/97

WARRANTY DEED

HAROLD ELLIOT
 RICHARD J. DODGE

GRANTEE'S ADDRESS, ZIP

After recording return to:

RICHARD J. DODGE
 4930 MARLIN WAY
 OXNARD, CA 93035

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
 shall be sent to the following address:

RICHARD J. DODGE
 4930 MARLIN WAY
 OXNARD, CA 93035
 513502111

NAME ADDRESS ZIP

STATE OF OREGON,

County of _____

SS.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

1. 1994/95 Taxes, a lien not yet due and payable.

2. Covenants, Conditions and restrictions as shown on the recorded plat, as follows:

Reservations and restrictions as contained in 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.

5' X 32' Easement required for power guy lines and poles.

10' P.U.E. on all lot lines adjacent to roadway.

5' P.U.E. on each side of all side lot lines.

3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 28, 1981, in Volume M81 at page 9438, Microfilm Records of Klamath County, Oregon.

4. Agreement RE Line Extensions subject to the terms and provisions thereof;

Dated: April 16, 1981

Recorded: May 1, 1984

Volume: M84, page 7181, Microfilm Records of Klamath County, Oregon

Between: Midstate Electric Cooperative, Inc. and Little River Ranch

5. Trust Deed, subject to the terms and provisions, thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: December 27, 1990

Recorded: December 31, 1990

Volume: M90, page 25663, Microfilm Records of Klamath County, Oregon

Amount: \$5,100.00

Grantor: Wallace Williams

Trustee: Bend Title Company

Beneficiary: Louie Alacano and Dianne Alacano

6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein;

Dated: May 5, 1994

Recorded: May 9, 1994

Volume: M94, page 14497, Microfilm Records of Klamath County, Oregon

Amount: \$14,500.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Wallace Williams

(covers other property)

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 29th day
of Aug A.D., 19 94 at 1:52 o'clock P.M. and duly recorded in Vol M94
of Deeds on Page 26997

FEE \$35.00

Evalyn Biehn - County Clerk

By Debbie Mullenbore