

93760

01-19-95P02:08 RCVD

Vol 95 Page 1299

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. K-47489
ESCROW NO. 27-22564
TAX ACCT. NO. R697393
MAP #

GRANTEE'S NAME AND ADDRESS:

BARBARA A. STEVENS
HC 32 BOX 285
GILCHRIST, OR 97737
GILCHRIST

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

BARBARA A. STEVENS, A SINGLE WOMAN, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

The true consideration for this conveyance is \$17,950.00. However, if the
actual consideration consists of or includes other property or other value
given or promised, such other property or value was part of the/the whole of
the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 17th day of January, 1995.

GRANTOR(S):

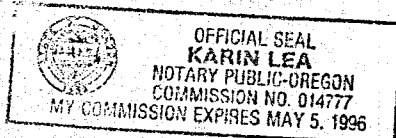
Harold Elliot
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on January 17, 1995,
by HAROLD ELLIOT

Karin Lea
Notary Public for Oregon

My commission expires: 05-05-96



After Recording Return to:
Key Title Company
182 NW Greenwood Ave.
P.O. Box 6178
Salem, Oregon 97708

LOT 7, BLOCK 5, TRACT 1204, LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. EASEMENT DATED MAY 29, 1963 AND RECORDED JULY 31, 1963 IN VOLUME 347 PAGE 76, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS RECORDED MAY 28, 1981 IN VOLUME M81 PAGE 9488 DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN PLAT DEDICATION 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."
4. EASEMENT DATED MAY 4, 1981 AND RECORDED NOVEMBER 8, 1982 IN VOLUME M82 PAGE 15387, DEED RECORDS OF KLAMATH COUNTY, OREGON, FOR ELECTRIC TRANSMISSION LINE EASEMENT.
5. TRUST DEED DATED AUGUST 1, 1994 AND RECORDED AUGUST 11, 1994 IN VOLUME M94 PAGE 24873, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of January _____ A.D., 19 95 at 2:08 o'clock P M.. and duly recorded in Vol. _____ day
 of _____ Deeds _____ on Page 1299
 Bernetha G. Letsch County Clerk
 By *Pauline Nielsen*

FEE \$35.00