

MTC 35210

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

_____, Grantor.
 in consideration of TWENTY ONE THOUSAND NINE HUNDRED FIFTY Dollars,
 to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
RANDY L. CAPFER and TERESA A. CAPFER, husband and wife

Grantee B the following described real property, situate in the County of KLAMATH and
 State of Oregon, to wit:

Lot 3 in Block 4, of Tract No. 1204, LITTLE RIVER RANCH, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.

To Have and to Hold the granted premises unto the said Grantee a, their Heirs and Assigns forever.
 And the Grantor _____ do _____ covenant that he lawfully seized in fee simple of the above granted
 premises free from all encumbrances, SEE ATTACHED

and that he will and his heirs, executors and administrators, shall warrant and forever defend the granted
 premises, against the lawful claims and demands of all persons, except as above stated.
 Witness _____ hand _____ and seal _____ this 30th day of May, 19 95.

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

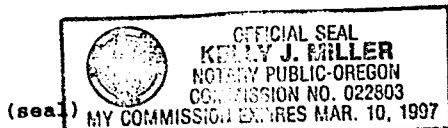
Harold Elliot (SEAL)
HAROLD ELLIOT (SEAL)
 _____ (SEAL)
 _____ (SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 31 19 95
 COUNTY OF DESCHUTES
 Personally appeared the above named Harold Elliot
 and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Kelly J. Miller
 Notary Public for Oregon
 My commission expires 03/10/97



ESCROW NO. SR-14349KM

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL
 BE SENT TO THE FOLLOWING ADDRESS:

RANDY L. CAPFER
37181 IMMIGRANT RD
PLEASANT HILL, OR 97455
 Return to:
RANDY L. CAPFER
37181 IMMIGRANT RD
PLEASANT HILL, OR 97455

STATE OF OREGON

County of _____ } ss.

I certify that the within instrument was received for
 record on _____
 at _____ o'clock _____, and was recorded
 in Book _____ Page _____ Record
 of Deeds of said county.

Recorder of Conveyances

WARRANTY DEED (EXCEPTIONS)

PAGE 2

1. Covenants, conditions and restrictions as shown on the recorded plat, as follows:

Reservations and restrictions 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, donated and convey to Klamath County, Lot 10, Block 5, for public facilities purposes.

5' X 30' Easement required for power guy lines and poles.

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

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

2. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 29, 1963

Recorded: July 31, 1963

Volume: 347, page 76, Deed Records of Klamath County, Oregon

From: Harold D. Barclay and Dorothy Barclay

To: Fred L. Mahn

3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded May 28, 1981 in Volume M81 at page 9488, Microfilm Records of Klamath County, Oregon.

4. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 6, 1981

Recorded: November 18, 1982

Volume: M82, page 15387, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Electric line right of way easement

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

Dated: April 6, 1981

Recorded: May 1, 1984

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

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

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

Dated: September 9, 1993

Recorded: September 14, 1993

Volume: M93, page 23498, Microfilm Records of Klamath County, Oregon

Amount: \$25,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Louie Alacano and Deanna Alacano, husband and wife with the right of survivorship

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
of June A.D., 19 95 at 1:52 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 14937

Bernetha G. Leitch, County Clerk

FEE \$35.00

By Symith