

MTC 35291.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ELLIOT

in consideration of TWENTY SEVEN THOUSAND NINE HUNDRED FIFTY, Grantor _____
 to _____ paid by the Grantee _____ herein, do _____ hereby grant, bargain, sell and convey unto
ROY HARRIS and DEBRA J. HARRIS, husband and wife

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

Lots 9 and 10, Block 2, MAHN'S ACRES, 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 s, 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 4th day of May, 1995

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

X Harold Elliot (SEAL)

HAROLD ELLIOT (SEAL)

(SEAL)

(SEAL)

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. May 4 19 95

COUNTY OF DESCHUTES

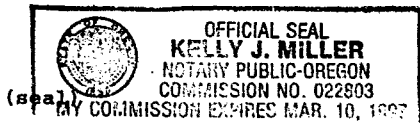
Personally appeared the above named Harold Elliot

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-14282KM

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

ROY HARRIS
PO BOX 706
PLEASANT HILL, OR 97455

Return to:

ROY HARRIS
PO BOX 706
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)

16604
PAGE 2

1. Reservations and restrictions in U. S. Patent to Fred L. Mahn, dated May 15, 1918, recorded August 7, 1918 in Deed Volume 49, page 391, Deed Records of Klamath County, Oregon, as follows:

"...any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by the authority of the U. S. "

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

"Said plat being subject to following conditions: (1) 20 foot building setback lines along all street lines. (2) A 16 foot utility easement as shown along the side or back or centered on back line of all lots, said easement to provide ingress and egress for construction and maintenance of said utilities with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner (3) A 15 foot easement along the Easterly line of Lots 1 through 7 and Lot 9, Block 1 to allow all owners in this subdivision access to the river. (4) A 40 foot easement at the center of Block 2 for future road. (5) And further restrictions as provided in recorded protective covenants."

3. 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: April 19, 1995

Recorded: May 08, 1995

Volume: M95, page 11840 , Microfilm Records of Klamath County, Oregon

Amount: \$ 9,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company

Beneficiary: Joe L. Lewis and Phyllis D. Lewis

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day of June A.D., 19 95 at 10:20 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 16603.

FEE \$35.00

By Annette Mueller
Bernetha G. Letsch, County Clerk