09-08-95P03:42 RCVD

WARRANTY DEED

Vol. Mgs Page

## MTC 36119

HAROLD ELLIOT,

Grantor(s) hereby grant, bargain, sell and convey to RONNIE SIMONDS and PATRISHA NAVE or the survivor thereof,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 30 in Block 3 of 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.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

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: August 11, 1995 Recorded: August 16, 1995

Volume: M95, page 21767, Microfilm Records of Klamath County, Oregon Amount: 224,000.00

Grantor: Harold Elliot

Trustee: Bend Title Company Beneficiary: Martha C. Rohlfing

(covers other property)

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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.

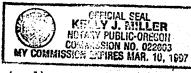
The true and actual consideration for this conveyance is \$ 19,950.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 63070 NELS ANDERSON RD SPACE 10, BEND, OR 97701

| Dated this _ | 30th | day of | August 1995   |
|--------------|------|--------|---------------|
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|              |      |        | HaryClox      |
| 70.          |      |        | HAROLD ELLIOT |
| 700          |      |        | HAROLD ELLIOT |

NOTARY ACKNOWLEDGEMENT

| STATE OF OREGON                | _      |                          |              |
|--------------------------------|--------|--------------------------|--------------|
|                                | ss     | August 30                | 19 95        |
| COUNTY OF DESCHUTES            | _      |                          |              |
| Personally appeared the above  | named  | Harold Elliot            |              |
| and acknowledged the foregoing | instru | ment to be <u>his</u> vo | luntary act. |
|                                | _      | Before me:               |              |



(seal)

Return to: RONNIE SIMONDS 63070 NELS ANDERSON RD SPACE 10 BEND, OR 97701

ary Public for \_ Oregon

commission expires 03/10/97

## 09-08-95P03:42 RCVD VOLZINE PAGE ZAALT WARRANTY DEED

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| of       | Sept.            | A.D., 19 <u>95</u>   | _at <u>3:42</u>  | o'clock _                             | P M., and duly                        | recorded in Vol  | . <u>M95</u>                            |
|          |                  | of   | Deeds  | · · · · · · · · · · · · · · · · · · · | on Page2                              |  | <i>-</i>                                |
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