

WTC 36248

WARRANTY DEED

HAROLD ELLIOT,

Grantor(s) hereby grant, bargain, sell and convey

RALPH E. OGAN and TERRY M. OGAN, with the rights of survivorship,

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 28 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:
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 \$ 18,950.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 58407 S BAEHLER FLAT RD, ST HELENS, OR 97051

Dated this 9 day of Oct, 1995

Harold Elliot
HAROLD ELLIOT

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS. OCTOBER 9 19 95

COUNTY OF DESCHUTES

Personally appeared the above named Harold Elliot

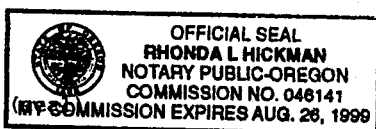
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Rhonda L. Hickman

Notary Public for Oregon

My commission expires 8-26-99



Return to:

RALPH E. OGAN
58407 S BAEHLER FLAT RD
ST HELENS, OR 97051

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company
on this 17th day of October A.D., 19 95
at 3:13 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 28309
Bernetha G. Letsch County Clerk
By Annette Mueller
Deputy.

Fee, \$30.00