

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

95 DEC 21 P3:23

KEY TITLE NO: K-48604  
ESCROW NO: 27-23880  
TAX ACCT. NO: 699015  
MAP NO: 2309-2A-2600

GRANTEE'S NAME AND ADDRESS:

SERVONDO LOERA  
13140 SE LONG STREET  
PORTLAND, OR 97236

K-48604  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

SERVONDO LOERA, 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 \$23,950.00 . 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 17 day of Nov, 1995.

GRANTOR(S):

HAROLD ELLIOT  
HAROLD ELLIOT

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on 11-17, 1995,  
by HAROLD ELLIOT

Karin Lea  
Notary Public for Oregon

My commission expires: 05-05-96

LOT 11 IN BLOCK 5 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

## 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 29, 1981, IN VOLUME M81, PAGE 9488, DEED RECORDS OF KLAMATH COUNTY, OREGON...BUT DELETING ANY COVENANT, CONDITION OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEC, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
3. EASEMENT AS CONTAINED ON THE PLAT.
4. RESERVATION AND RESTRICTIONS AS CONTAINED IN THE DECLARATION AS FOLLOWS: "FEE TITLE TO AL 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 CONEY TO KLAMATH COUNTY LOT 10, BLOCK 5 FOR PUBLIC FACILITIES PURPOSES."
5. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND HAVE BEEN REMOVED FROM OR BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF THE LITTLE DESCHUTES RIVER OR HAS BEEN FORMED BY THE PROCESS OF ACCRETION OR RELICTION OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
6. SUCH RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATER OF LITTLE DESCHUTES RIVER.
7. AGREEMENT RE LINE EXTENSION DATED APRIL 16, 1981 AND RECORDED MAY 1, 1984, IN VOLUME M84, PAGE 7181, DEED RECORDS OF KLAMATH COUNTY, OREGON.
8. TRUST DEED EXECUTED BY WALLACE WILLIAMS, AS GRANTOR, TO BEND TITLE COMPANY, AS TRUSTEE, FOR KENNETH D. STEVENS AND PATRICIA A. STEVENS, HUSBAND AND WIFE, AS BENEFICIARY, DATED DECEMBER 27, 1990, AND RECORDED DECEMBER 31, 1990, IN VOLUME M90, PAGE 25667, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, TO SECURE THE PAYMENT OF \$5,950.00; WHICH THEREIN GRANTOR REMAINS LIABLE FOR.
9. TRUST DEED EXECUTED BY HAROLD ELIOT, AS GRANTOR, TO BEND TITLE COMPANY, AS TRUSTEE, FOR WALLACE WILLIAMS, AS BENEFICIARY, DATED MAY 5, 1994 AND RECORDED MAY 9, 1994, IN VOLUME M94, PAGE 14497, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, TO SECURE THE PAYMENT OF \$14,500.00; WHICH HEREIN GRANTOR REMAINS LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day  
of Dec A.D., 19 95 at 3:23 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 34800

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Audeline Mullendor