

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

KEY TITLE NO: K-48750  
ESCROW NO: 27-24175  
TAX ACCT. NO: 699033  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

TAMMY LEE HONZA  
PO BOX 641  
OAKRIDGE, OR 97463

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

TAMMY LEE HONZA, 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

96 JAN -5 P3:33

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 \$22,950.00 . 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 4 day of Jan, 1996.

GRANTOR(S):

Harold Elliot  
HAROLD ELLIOT



STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on 1-4, 1996,  
by HAROLD ELLIOT

Karin Lea  
Notary Public for Oregon

My commission expires: \_\_\_\_\_

## EXHIBIT "A"

LOT 13 IN BLOCK 5, 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:

1. EASEMENT DATED MAY 29, 1963 AND RECORDED JULY 31, 1963 IN VOLUME 347, PAGE 76, DEED RECORDS OF KLAMATH COUNTY, OREGON.
2. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS RECORDED MAY 28, 1981 IN VOLUME M81, PAGE 9488, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. EASEMENTS AS CONTAINED ON THE PLAT.
4. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN THE DEDICATION 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 HOWEOWNERS ASSOCIATION. DEDICATE, DONATE AND CONVEY KLAMATH COUNTY LOT 10 BLOCK 5 FOR PUBLIC FACILITIES PURPOSES."
5. ELECTRIC LINE RIGHT OF WAY EASEMENT DATED MAY 6, 1931 AND RECORDED NOVEMBER 8, 1982 IN VOLUME M82, PAGE 15387, DEED RECORDS OF KLAMATH COUNTY, OREGON.
6. TRUST DEED EXECUTED BY HAROLD ELLIOT, AS GRANTOR, TO BEND TITLE COMPANY, AS TRUSTEE, FOR MARGARET L. GREGORY AND IRMA L. DEGRAFF, AS BENEFICIARY, DATED MARCH 30, 1994 AND RECORDED APRIL 1, 1994, IN VOLUME M94, PAGE 9577, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, TO SECURE THE PAYMENT OF \$54,000.00, WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day  
of Jan A.D., 19 96 at 3:33 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 480

FEE \$35.00

By Bernetha G. Letsch County Clerk