

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

KEY TITLE NO: K48760
ESCROW NO: 27-24192
TAX ACCT. NO: R699079
MAP NO: 2309-002A0-00200

GRANTEE'S NAME AND ADDRESS:

WILLIAM CHARLES CLARK
64100 N. HIGHWAY 97 SP #31A
BEND, OR 97701

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

WILLIAM CHARLES CLARK and PEARL CHRISTINE CLARK, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 1, Block 1, LITTLE RIVER RANCH, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

See Exhibit "A" Attached

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 \$129,000.00. 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 11 day of Jan, 1996.

GRANTOR(S):

Harold Elliot
HAROLD ELLIOT



STATE OF OREGON, County of Alsechutes) ss.

This instrument was acknowledged before me on Jan 11, 1996,
by HAROLD ELLIOT

Christine Anderson
Notary Public for Oregon

My commission expires: 1-26-98

96-01-17A10:29 RCVD

EXHIBIT "A"

1. Easement, including the terms and provisions thereof, executed by Harold D. Barclay and Dorothy Barclay, husband and wife, to Fred L. Mahn, dated May 29, 1963, recorded July 31, 1963 in Volume 347, page 76, Deed records of Klamath County, Oregon.

2. Declaration, restrictions, protective covenants and conditions, including the terms and provisions thereof, recorded May 28, 1981 in Volume M81, page 9488, Deed records of Klamath County, Oregon.

3. Reservations and restrictions as contained in the declaration as follows: "fee title to all 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 convey to Klamath County Lot 10, Block 5 for public facilities purposes."

4. Right of Way Easement, including the terms and provisions thereof, from Little River Ranch to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 6, 1981, recorded November 18, 1982 in Volume M82, page 15387, Deed records of Klamath County, Oregon.

5. Trust Deed, including the terms and provisions thereof, executed by Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust, Dated August 20, 1993 and the Patricia A. Stevens Trust Dated August 20, 1993, as grantors, to Bend Title, as trustee, for Harold Elliot, beneficiary, dated August 1, 1995, recorded October 2, 1995 in Volume M95, page 26653, Mortgage records of Klamath County, Oregon, to secure the payment of \$80,000.00. **WHICH SHALL REMAIN THE RESPONSIBILITY OF THE GRANTOR HEREIN.**

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ Jan _____ A.D., 19 _____ 96 at 10:29 o'clock _____ M., and duly recorded in Vol. _____ M96
of _____ Deeds _____ on Page 1320

FEE \$35.00

By Bernetha G. Fetsch County Clerk
L. Fetsch