

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: 27-24176
TAX ACCT. NO: 699177
MAP NO:

GRANTEE'S NAME AND ADDRESS:

LISA JEAN MOBLEY ET AL
PO BOX 1372
OAKRIDGE, OR 97463

K-48750
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

LISA JEAN MOBLEY AND GARY ALAN MOBLEY, WITH RIGHT OF SURVIVORSHIP, 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 \$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: 5-5-96

LOT 8 IN BLOCK 4, 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 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."
5. ELECTRIC LINE RIGHT OF WAY EASEMENT DATED MAY 6, 1981 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, AN OREGON CORPORATION, AS TRUSTEE FOR RONALD D. ROHLFING AND TWILA M. ROHLFING, HUSBAND AND WIFE, AS BENEFICIARY, DATED AUGUST 11, 1995 AND RECORDED AUGUST 16, 1995 IN VOLUME M95, PAGE 21772, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, TO SECURE PAYMENT OF \$98,000.00 (WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day
of Jan A.D., 19 96 at 2:39 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 1634

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Danuel M. Mendenhall