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Vni. map Page- 5059

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

KEY TITLE NO: K-48869
ESCROW NO: 27-24338
TAX ACCT. NO: R699523
MAP NO: 2309-002A0-06500

GRANTEE'S NAME AND ADDRESS:

TODD ARRON PULVER
1640 CRITTENDON ST, SW
ALBANY, OR 97321

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

HAROLD ELLIOT Grantor,

conveys and warrants to:

TODD ARRON PULVER and SHELLY ANN PULVER, husband and wife, 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 12 day of Feb, 1996.

GRANTOR(S):

HAROLD ELLIOT
HAROLD ELLIOT



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on Feb 12, 1996,
by HAROLD ELLIOT

Christine Anderson
Notary Public for Oregon

My commission expires: 1-26-98

Exhibit "A"

Lot 10, in Block 3 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, 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. Easement as contained on the plat.

4. Reservations and restrictions as contained in the declarations 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. Agreement RE Line Extensions, including the terms and provisions thereof, between Midstate Electric Cooperative, Inc. and Little River Ranch, dated April 16, 1981, recorded May 1, 1984 in Volume M84, page 7181, Deed records of Klamath County, Oregon.

6. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, grantor, to Bend Title Company, an Oregon corporation, as trustee, for Martha C. Rohlfing, beneficiary, dated August 11, 1995 recorded August 16, 1995 in Volume M95, page 21767, Mortgage records of Klamath County, Oregon, to secure the payment of \$224,000.00. (covers additional property) (WHICH SHALL REMAIN THE RESPONSIBILITY OF THE GRANTOR HEREIN)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Feb A.D., 19 96 at 3:32 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 5059

FEE \$35.00

By Bernetha G. Letsch, County Clerk