

K-49061
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to BRIAN C. PRATT AND CINDY R. PRATT, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: _____, Grantee,
LOT 10 IN BLOCK 1, 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

TAX ACCOUNT #699373

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

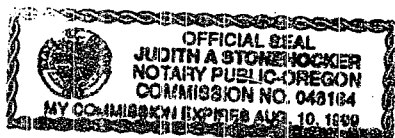
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This property is free of liens and encumbrances, EXCEPT:

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 \$ 28,950.00 (Here comply with the requirements of ORS 93.030)Dated this 16th day of April 19 96
HAROLD ELLIOTSTATE OF OREGON
County of DESCHUTES } ss.BE IT REMEMBERED, That on this 16th day of April 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named HAROLD ELLIOTknown to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


Notary Public for Oregon.
My Commission expires Aug. 10, 1999AFTER RECORDING RETURN TAX
STATEMENTS TO:BRIAN C. PRATT
1926 G STREET
SPRINGFIELD, OR 97477

AFTER RECORDING RETURN TO:

FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY
P.O. BOX 4829
CLATSOP, OR 97107

EXHIBIT "A"

1. 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.
2. Such right and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Deschutes River.
3. 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.
4. 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.
5. 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 3 for public facilities purposes."
6. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
7. Electric Line Right of Way Easement, including the terms and provisions thereof from Little River Ranch to Midstate Electric Cooperative corporation, dated May 6, 1981, recorded May 8, 1982, in Volume M92 page 15387, Deed records of Klamath County, Oregon.
8. Agreement RE Line Extension for Subdivision or Other Division of Land, 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 718, Deed records of Klamath County, Oregon.
9. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, as grantor to Bend Title Company, an Oregon corporation, as trustee for Martha C. Rohlfing, as 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 HEREIN GRANTOR REMAINS FULLY LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 22nd day
of April A.D., 1996 at 2:51 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 11144.

FEE \$35.00

By Bernetha G. Leisch, County Clerk