



20835

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K-49432

STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to DEAN MCINTIRE AND AMY MCINTIRE, NOT AS TENANTS IN COMMON, BUT WITH THE RIGHT OF SURVIVORSHIP Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 15 IN BLOCK 1 OF LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO. 2309-002A0-01700

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

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This property is free of liens and encumbrances, EXCEPT:

JLL

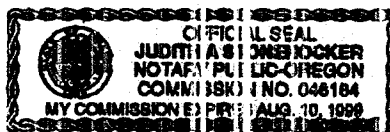
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$ 26,950.00 (Here comply with the requirements of ORS 93.030)Dated this 24 day of June 1996Harold Elliot
HAROLD ELLIOTSTATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 24th day of June 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
HAROLD ELLIOT

known 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.



Judith A. S. Jones
Notary Public for Oregon.
My Commission expires Aug. 10, 1999

Title Order No. _____
Escrow No. 9640222

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

DEAN MCINTIREP.O. BOX 2611LA PINE, OR 97739

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

DEAN MCINTIREP.O. BOX 2611LA PINE, OR 97739

FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY
P.O. BOX 4920
LA PINE, OR 97707

19846

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 3, 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. Easement as contained on the plat of Little River Ranch.
4. Reservations and restrictions in the dedication of Little River Ranch, 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. Trust Deed, including the terms and provisions thereof, executed by Harold Elliott, grantor, to Bend Title Company, an Oregon corporation, as trustee, for Nan Chamberlain Lewis, beneficiary, dated August 29, 1995, recorded September 5, 1995 in Volume M95 page 13913, Mortgage records of Klamath County, Oregon, to secure the payment of \$12,000.00. Which herein Grantor remains fully liable for. (Affects additional property, also)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 3rd day
 of July A.D., 19 96 at 1:28 o'clock PM. and duly recorded in Vol. M96
 of Deeds on Page 19845.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
C. Russell