



K-49405

Vol. 1796 Page 20762

STATUTORY WARRANTY DEED

DENNIS RICHARDS AND CAROL RICHARDS

conveys and warrants to GEORGE S. MENKEN AND JANET A. MENKEN, HUSBAND AND WIFE Grantor, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 24 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

TAX ACCOUNT NO: 2309 2B 1600 #699756

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

This property is free of liens and encumbrances, EXCEPT:

JUL 12 P3:00

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 \$ 20,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of July 19 96

Dennis Richards  
DENNIS RICHARDS

Carol Richards  
CAROL RICHARDS

STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 9th day of July 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dennis Richards and Carol Richards

known to me to be the identical individual as described in and who executed the within instrument and acknowledged to me that they 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.



Karin Lea  
Notary Public for Oregon.

My Commission expires 5-5-2001

Title Order No. \_\_\_\_\_  
Escrow No. 9640241

After recording return to:  
GEORGE S. MENKEN  
30065 INGRAM ROAD  
LEBANON, OR 97355

Name, Address, Zip

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

GEORGE S. MENKEN  
30065 INGRAM ROAD  
LEBANON, OR 97355

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

1. 1996-97 Taxes, a lien as of July 1, 1996, but not yet payable.
2. 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, 1962, in Volume 347 page 75, Deed records of Klamath County, Oregon.
3. 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.
4. Easement as contained on the plat.
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 5 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, Inc., a cooperative corporation, recorded August 23, 1982, in Volume M82 page 10889, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day  
of July A.D., 19 96 at 3:00 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 20762

FEE \$35.00

Bernetha G. Leitch, County Clerk  
*Bernetha G. Leitch*