



K-49386

Vol. m96 Page 21359

STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to ROY G. BENNETT, IV AND LESLEY C. BENNETT, HUSBAND AND WIFE Grantor,
Grantee,the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 22, BLOCK 3, 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 NO. 2309-002B0-01800

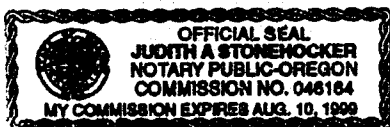
SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

JUL 17 P 3:09
96

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 \$ 26,950.00 (Here comply with the requirements of ORS 93.030)Dated this 11 day of July 1996Harold Elliot
HAROLD ELLIOT

STATE OF OREGON

County of DESCHUTES } ss.BE IT REMEMBERED, That on this 11th day of July, 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.Judith A. Stonehocker
Notary Public for Oregon.
My Commission expires Aug. 10, 1999Title Order No. _____
Escrow No. 9640234

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROY G. BENNETT, IV111 SE CLEVELAND #22BEND, OR 97702

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.ROY G. BENNETT, IV111 SE CLEVELAND #22BEND, OR 97702

Name, Address, Zip

FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY
P.O. BOX 4620
SUNRIVER, OR 97707

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 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. 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."

4. Right of Way Easement, including the terms and provisions thereof, from Little River Ranch, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 2, 1981, recorded August 23, 1982 in Volume M82 page 10889, Deed records of Klamath County, Oregon, for electric transmission line.

5. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.

6. Reservations and restrictions contained in Warranty Deed from Kenneth D. Stevens and Patricia A. Stevens, to Harold Elliot, dated June 29, 1994, recorded July 8, 1994 in Volume M94 page 21208, Deed records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, grantor, to Bend Title Company, as trustee, for Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust U/D/T August 20, 1993 and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust U/D/T August 20, 1993, beneficiary, dated June 21, 1994, recorded July 8, 1994 in Volume M94 page 21210, Mortgage records of Klamath County, Oregon, to secure the payment of \$123,000.00.
(Covers additional property, also) WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.

8. 1996-97 Taxes, a lien as of July 1, 1996, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 17th day
of July A.D., 19 96 at 3:09 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 21359.

FEE \$35.00

Bernetha G Letsch, County Clerk
By [Signature]