



*K-49449*  
**STATUTORY WARRANTY DEED**

HAROLD ELLIOT

conveys and warrants to RANDOLF R. REISCHMAN AND DEBRA N. REISCHMAN, HUSBAND AND WIFE, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: \_\_\_\_\_, Grantee,  
LOT 15 IN BLOCK 5, 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. 2309-2A-2200

This property is free of liens and encumbrances, EXCEPT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE FOR EXCEPTIONS.

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 \$ 22,752.50 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of July 19 96

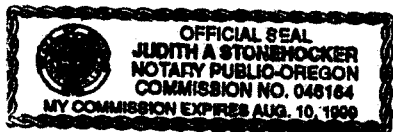
Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 18TH 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 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. Stonehocker  
Notary Public for Oregon.  
My Commission expires aug. 10, 1999

Title Order No. \_\_\_\_\_  
Escrow No. 9640246

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RANDOLF R. REISCHMAN

P. O. BOX 1281

WELCHES, OR 97067

Name, Address, Zip

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

RANDOLF R. REISCHMAN

P. O. BOX 1281

WELCHES, OR 97067

FIRST AMERICAN TITLE CO.

OF DESCHUTES COUNTY

P.O. BOX 4000

SUNRIVER, OR 97157

36 JUL 19 P 3:22

## EXHIBIT "A"

1. Taxes for 1996-97 are now a lien but not yet payable.
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. Any unpaid charges or assessments of Little River Ranch Property Owners Association. Seller warrants as of the date of this deed, that there are no unpaid charges or assessments for Little River Ranch Property Owners Association.
4. Right of Way, including the terms and provisions thereof, in favor of Midstate Electric Cooperative, Inc., dated May 6, 1981, recorded November 8, 1982, in Volume M82 page 15387, Deed records of Klamath County, Oregon, for electric line across the NE1/4 of Section 2.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 19th day  
 of July A.D., 19 96 at 3:22 o'clock P.M., and duly recorded in Vol. M96  
 of Deeds on Page 21733.

Bernetha G Letsch, County Clerk

By *[Signature]*

FEE \$35.00