



K-494 39
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to DONALD G. RODICH AND SUSAN I. RODICH. NOT AS TENANTS IN COMMON, BUT Grantor,
WITH THE RIGHT OF SURVIVORSHIP Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 14 IN BLOCK 5 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. 2309-2A0-2300

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

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 \$ 24,652.50 (Here comply with the requirements of ORS 93.030)

Dated this 18 day of July 1996

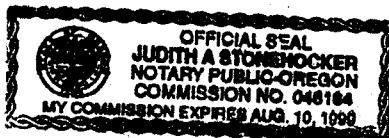
Harold Elliot
HAROLD ELLIOT

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. 9640267

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
DONALD G. RODICH
10788 E. PALOMINO ROAD
SCOTTSDALE, AZ 85258
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
DONALD G. RODICH
10788 E. PALOMINO ROAD
SCOTTSDALE, AZ 85258
Name, Address, Zip
FIRST AMERICAN TITLE CO.
OF DESCHUTES COUNTY
P.O. BOX 4820
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. Malm, 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. Electric Line-Right-of-Way Easement, including the terms and provisions thereof, from Kenneth D. Stevens to Midstate Electric Cooperative, Inc., a corporation, dated recorded November 8, 1982, in Volume M82 page 15387, Deed records of Klamath County, Oregon.
6. Taxes for 1996-97 are now a lien but not yet payable.

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 3:23 o'clock PM., and duly recorded in Vol. M96
 of Deeds on Page 21736

Bernetha G Letsch, County Clerk

By *Cherry Lussell*

FEE \$35.00