



25101

96 SEP 16 P3:09

K-49723

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STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to GERALD K. MENDENHALL, JR. AND LORRAINE S. MENDENHALL, HUSBAND AND WIFE Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 27 IN BLOCK 3 LITTLE RIVER RANCH, PLAT 1204, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO. 2309-2B-1300

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 \$ 26,950.00 (Here comply with the requirements of ORS 93.030)Dated this 10TH day of SEPTEMBER 19 96

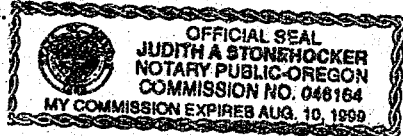
Harold Elliot
HAROLD ELLIOT

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 10TH day of SEPTEMBER 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. Stonerhocker
Notary Public for Oregon.
My Commission expires Aug. 10, 1999

Title Order No. K-49723Escrow No. 9640405

After recording return to:

GERALD K. MENDENHALL, JR.
11751 SE HOOD VIEW ROAD
AMITY, OR 97101

Name, Address, Zip

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

GERALD K. MENDENHALL, JR.
11751 SE HOOD VIEW ROAD
AMITY, OR 97101

Name, Address, Zip

FIRST AMERICAN TITLE
INSURANCE COMPANY OF OREGON
P.O. Box 4820
Sunriver, OR 97107

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

EXCEPTIONS:

1. Taxes for 1996-97 are now a lien 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, 1963, in Volume 347, page 76, 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. Easements as contained on the plat.
5. Electric Line-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.
6. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
7. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, as grantor to Bend Title Company, as trustee for Steven C. Scott and Leeann C. Scott, husband and wife, as beneficiary, dated April 19, 1994, recorded April 20, 1995, in Volume M95 page 9958, Mortgage records of Klamath County, Oregon, to secure the payment of \$10,000.00, WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title the 16th day
 of September A.D., 19 96 at 3:09 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 29189

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By [Signature]