



'96 OCT 15 P3:09

K-49828  
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to GUY HAYES, JR. AND KAREN E. HAYES, NOT AS TENANTS IN COMMON, BUT Grantor,  
WITH RIGHT OF SURVIVORSHIP Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND EXCEPTIONS WHICH IS MADE  
A PART HEREOF BY REFERENCE HERETO

TAX ACCOUNT NO: 2309-2A-2400 #699033

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 14 day of Oct 19 96Harold Elliot  
HAROLD ELLIOT

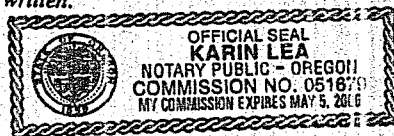
STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 14th day of October, 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.

Karin LeaNotary Public for Oregon.  
My Commission expires 5-5-2000Title Order No. K-49828Escrow No. 9640452

After recording return to:

GUY HAYES JR ET AL  
PO BOX 852  
GILCHRIST OR 97737  
Name, Address, Zip

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

GUY HAYES JR ET AL  
PO BOX 852  
GILCHRIST OR 97737  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

Lot 13 in Block 5, 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.

SUBJECT TO:

1. Taxes for 1996-97 are now a lien, but not yet payable.  
NOTE: Taxes for 1995-96 are paid in the amount of \$136.24.  
(Account No. 2309-2A-2400. Key No. 699033)
2. Any unpaid charges or assessments of Little River Ranch Property Owners.
3. 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.
4. 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.
5. Easements as contained on the plat.
6. Reservations and restrictions as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation area, 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."
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, dated May 6, 1981, recorded November 8, 1982, in Volume M32 page 15387, Deed records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, as grantor, to Bend Title Company, as trustee, for Margaret L. Gregory and Irma L. DeGraff, as beneficiary, dated March 30, 1994, recorded April 1, 1994, in Volume M94 page 9577, Mortgage records of Klamath County, Oregon, to secure the payment of \$54,000.00. (Covers addition property) WHICH HEREIN GRANTOR REMAINS FULLY LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day  
of October A.D., 19 96 at 3:09 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 32611

FEE \$35.00

Bernetha G. Letsch County Clerk

By Rudolph Rose