



96 NOV 26 P2:51

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STATUTORY WARRANTY DEED

HAROLD ELLIOT

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

TAX ACCOUNT NO: 2309-2A-1600 KEY NO: 699569

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 \$ 28,950.00

(Here comply with the requirements of ORS 93.030)

Dated this 19 day of 11 1996

HAROLD ELLIOT

STATE OF OREGON

County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 19th day of November, 1996, 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.



My Commission expires 5-5-2000 Notary Public for Oregon.

Title Order No. K-49978Escrow No. 9640502

After recording return to:

ROBERT LEROY WOODRUMP. O. BOX 1100CANYONVILLE, OR 97417

Name, Address, Zip

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

ROBERT LEROY WOODRUMP. O. BOX 1100CANYONVILLE, OR 97417

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

Lot 14 in Block 1 of 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. Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of said property lying below the high water line of the Little Deschutes River.
 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. Easements as contained on the plat.
 4. Reservations and restrictions as contained in the declaration of Little River Ranch.
 5. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
 6. Trust Deed, including the terms and provisions thereof, executed by Harold Elliott, as grantor to Bend Title Company, an Oregon corporation, as trustee for Nan Chamberlain Lewis, as beneficiary, dated August 29, 1995, recorded September 5, 1995, in Volume M95 page 23913, Mortgage records of Klamath County, Oregon given to secure the payment of \$12,000.00. (covers additional 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 26th day
of November A.D., 19 96 at 2:51 o'clock P.M. and duly recorded in Vol. M96
of Deeds on Page 37125.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross