



97 FEB 14 P2:39

K. 50260  
**STATUTORY WARRANTY DEED**

HAROLD ELLIOT

conveys and warrants to MICHAEL J. FINAZZI, ELLEN L. FINAZZI and NIKKI K. FINAZZI Grantor,  
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 30 IN BLOCK 3 OF 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: 2309-2B0-1000

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS WHICH IS MADE A PART HEREOF BY  
REFERENCE HERETO

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 \$ 41,850.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of Feb 1997

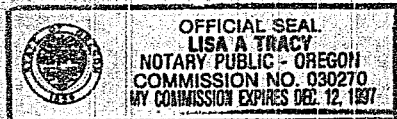
HAROLD ELLIOT

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 13 day of Feb 1997, 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.



Lisa A. Tracy  
Notary Public for Oregon.  
My Commission expires 5/5/2000 12-12-97

Title Order No. K-50260  
Escrow No. 9740034

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
MICHAEL J. FINAZZI  
P O BOX 2082  
LAPINE, OR 97739

Name, Address, Zip

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

P O BOX 2082  
LAPINE, OR 97739

Name, Address, Zip

## EXHIBIT "A"

1. 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.
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. 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.
5. Easement, including the terms and provisions thereof, from Little River Ranch Homeowners Association, and Kenneth D. Stevens and Patricia A. Stevens, to Betty Jane Ahern, dated August 17, 1983, recorded August 22, 1983, in Volume M83 page 14069, Deed records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, from Little River Ranch Homeowners Association, and Kenneth D. Stevens and Patricia A. Stevens, to Lund L. Marble, dated August 17, 1983, recorded August 22, 1983, in Volume M83 page 14071, Deed records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, from Little River Ranch Homeowners Association and Kenneth D. Stevens and Patricia A. Stevens to Tim D. Judd and Candis A. Judd, dated June 22, 1983, recorded August 22, 1983, in Volume M83 page 14073, Deed records of Klamath County, Oregon.
8. Easement, including the terms and provisions thereof, from Little River Ranch Homeowners Association, and Kenneth D. Stevens and Patricia A. Stevens, to Donald B. Seeley and Ruby L. Seeley, dated August 17, 1983, recorded August 22, 1983, in Volume M83 page 14075, Deed records of Klamath County, Oregon.
9. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, as grantor, to Bend Title Company, an Oregon corporation, as trustee, for Martha C. Rohlfing, as beneficiary, dated August 11, 1995, recorded August 16, 1995, in Volume M95 page 21767, Mortgage records of Klamath County, Oregon, to secure the payment of \$224,000.00. WHICH  
HEREIN GRANTOR REMAINS FULLY LIABLE FOR.
10. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home has been de-titled and is permanently affixed to the land. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired with proof that the mobile home is de-titled.  
(The assessors office shows the Mobile Home in the name of Ronnie Lin Simonds)

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 14th day  
of February A.D. 19 97 at 2:39 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 4664

FEE \$35.00

by Bernetha G. Letsch, County Clerk  
Kethleen Rose