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97 FEB 19 P2:30  
K-50249  
STATUTORY WARRANTY DEED

Vol. 1997 Page 4917  
FIRST AMERICAN TITLE  
INSURANCE COMPANY OF OREGON  
P.O. Box 4620  
Sunriver, OR 97707

HAROLD ELLIOT

conveys and warrants to GERALD FRANK GOSSLING, JR. AND CHARLENE RENEE GOSSLING, HUSBAND AND WIFE Grantor,  
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
LOT 20 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 2A0 5400

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 \$ 26,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of Feb 1997

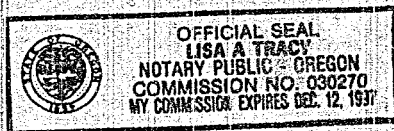
Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 13 day of February 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 05/05/2000

Title Order No. \_\_\_\_\_  
Escrow No. 9740030

After recording return to:  
GERALD FRANK GOSSLING, JR.  
31466 SE STRUBAR LANE  
ESTACADA, OR 97023  
Name, Address, Zip

Until a change is requested all tax statement shall be sent  
to the following address:  
GERALD FRANK GOSSLING, JR.  
31466 SE STRUBAR LANE  
ESTACADA, OR 97023  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE



## 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 6, 1981, recorded November 18, 1982, in Volume M82 page 15387, Deed records of Klamath County, Oregon.
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 Elliot, as grantor, to Bend Title Company, as trustee, for Margaret L. Gregory and Irma L. De Graff, as beneficiary, dated March 30, 1994, recorded April 1, 1994, in Volume M94 page 9577, in Mortgage records of Klamath County, Oregon, to secure the payment of \$54,000.00. Covers additional property, which herein Grantor agrees to remain fully liable for.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Klamath County Title the 19th day  
 of February A.D. 19 97 at 2:30 o'clock P. M., and duly recorded in Vol. M97  
 of Deeds on Page 4917  
 by Bernetha G. Letsch, County Clerk  
Kathleen Ross

FEE \$35.00