



97 FEB 19 P2:31
K-50259
STATUTORY WARRANTY DEED

Vol. 1797 Page 4922

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

HAROLD ELLIOT

conveys and warrants to DWIGHT J. PANTON and RENEE A. PANTON, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 15 IN BLOCK 1 OF LITTLE RIVER RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO: 2309 2A 1700

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 \$ 28,950.00 (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 5/5/2000 12-12-97

Title Order No. _____
Escrow No. 9740036

After recording return to:
DWIGHT J. PANTON
1536 NE 75TH AVE.
PORTLAND, OR 97213

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address:
DWIGHT J. PANTON
1536 NE 75TH AVE.
PORTLAND, OR 97213

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

1. 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.
2. Easement as contained on the plat of Little River Ranch.
3. Reservations and restrictions in the dedication of Little River Ranch.
4. Electric Line Right of Way Easement, including the terms and provisions thereof, 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 Elliott, grantor to Bend Title Company, an Oregon corporation, as trustee for Nan Chamberlain Lewis, beneficiary, dated August 29, 1995, recorded September 5, 1995, in Volume M95 page 23913, Mortgage records of Klamath County, Oregon, to secure the payment of \$12,000.00. (affects 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 2:31 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 4922

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Bernetha G. Letsch