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97 FEB 19 12-2027

EMIGANT TITLE
INSURANCE COMPANY OF OREGON
P.O. BOX 4620
SUMMIT, OR 97707

STATUTORY WARRANTY DEED

HAROLD ELLIOT

Grantor,

conveys and warrants to JERRY COLLIER

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 7, BLOCK 5, TRACT 1204, 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 002A0 03000

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 } ss.
County of DESCHUTES

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 12-12-97

Title Order No. _____
Escrow No. 9740035

After recording return to:

JERRY COLLIER

P.O. BOX 1636

LAPINE, OR 97739

Name, Address, Zip

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

JERRY COLLIER

P.O. BOX 1636

LAPINE, OR 97739

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. Declarations, 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. Reservations and restrictions as contained in the declaration as follows:
"fee title to all private ways, streets, roads, private recreational areas, 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."
4. Rules, regulations, lien and assessments of Little River Ranch Homeowners Association.
5. Easement, including the terms and provisions thereof, in favor of Midstate Electric Cooperative, Inc., dated May 4, 1981, recorded November 8, 1982 in Volume M82, page 15387, Deed records of Klamath County, Oregon, for electric transmission line easement.
6. Trust Deed, including the terms and provisions thereof, executed by Harold Elliot, grantor, to Bend Title Company, trustee, for Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust dated August 20, 1993, and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust dated August 20, 1993, each as to an undivided 1/2 interest, beneficiary, dated August 1, 1994, recorded August 11, 1994, in Volume M94, page 24873, Mortgage records of Klamath County, Oregon, to secure the payment of \$48,000.00. (covers additional property)

WHICH HEREIN GRANTOR AGREES TO REMAIN FULLY LIABLE FOR.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 19th day
 Filed for record at request of Klamath County Title
 of February A.D. 1997 at 2:31 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 4927
 by Bernetha G. Letsch, County Clerk
Kerthom Kani
 FEE \$35.00