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97 FEB 26 P2:45

K-50250

STATUTORY WARRANTY DEED



HAROLD ELLIOT

Grantor,

conveys and warrants to MATTHEW JAMES SUYDAM

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
 Lot 4 in Block 4 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. 2309-2A0-4300 CODE 51

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A"
 ATTACHED

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 \$ 43,450.00 (Here comply with the requirements of ORS 93.030)

Dated this 13 day of Feb 1997

Harold Elliot
 HAROLD ELLIOT

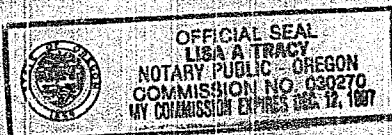
STATE OF OREGON

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 12-12-97

Title Order No. _____
 Escrow No. 9740031

After recording return to:
MATTHEW JAMES SUYDAM
34190 SE FRIENDLEY LANE
ESTACADA, OR 97028
 Name, Address, Zip

Until a change is requested all tax statement shall be sent
 to the following address:
MATTHEW JAMES SUYDAM
34190 SE FRIENDLEY LANE
ESTACADA, OR 97028
 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 Gooperative, 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 remains fully liable for.

422 MAIN ST. / P. O. BOX 151 / KLAMATH FALLS, OREGON 97601 / (541) / 884-5155

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 26th day
of February A.D. 19 97 at 2:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 5783

FEE \$35.00

Bernetha G. Lelsch, County Clerk
by Kathleen Ross