

K-50360  
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to RICHARD PAUL WOLLENBERG and BRANDY LYNN WOLLENBERG, husband and wife, Grantor, and Grantee,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 16 in Block 5, Plat No. 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. 2309-2A-2100 Key No. 699060 Code 51

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

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 \$ 29,700.00 (Here comply with the requirements of ORS 93.030)Dated this 7 day of March 1997

Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 06 <sup>last</sup> 7th day of March, 19 97, 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. 9740052

After recording return to:  
RICHARD PAUL WOLLENBERG  
P. O. BOX 1275  
LA PINE, OR 97739  
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.  
RICHARD PAUL WOLLENBERG  
P. O. BOX 1275  
LA PINE, OR 97739  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

97 MAR 12 P3:14

## EXHIBIT "A"

1. Any unpaid charges or assessments of Little River Ranch Property Owners.
2. 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.
3. 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.
4. Easements as contained on the plat.
5. Reservations and restrictions as contained in the declaration as follows: "fee title to all private ways, streets, roads, private recreation area, 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."
6. Electric Line Right of Way Easement, including the terms and provisions thereof, from Little River Ranch to Midstate Electric Cooperative, Inc., a cooperative corporation,
7. 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 June 16, 1995, in Volume M95 page 21767, Mortgage records of Klamath County, Oregon, to secure the payment of \$224,000.00.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day  
 of March A.D., 19 97 at 3:14 o'clock P. M., and duly recorded in Vol. M97  
 of Deeds on Page 7261

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rose