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K-50539  
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to KRIS M. ANDERSON AND KRISTA A. ANDERSON Grantor, EHRLER

the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,  
LOT 13 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 2400

ATTACHED EXHIBIT "A" FOR EXCEPTIONS WHICH IS MADE A PART HEREOF BY  
REFERENCE HERETO

SEE

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 FREE 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 18 day of April 1997

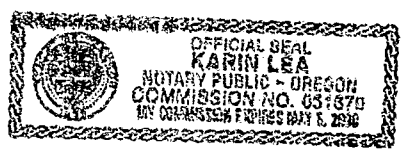
Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 18th day of April 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.



Karin Lea  
Notary Public for Oregon.  
My Commission expires 5-5-2000

Title Order No. K-50539  
Escrow No. 9740118

After recording return to:  
KRIS M. ANDERSON  
17270 SE 82ND  
CLACKAMAS, OR 97015  
Name, Address, Zip  
With a change is requested all tax statement shall be sent  
to the following address:  
KRIS M. ANDERSON  
17270 SE 82ND  
CLACKAMAS, OR 97015  
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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. Hahn, 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, dated May 6, 1981, recorded November 3, 1982, in Volume M82 page 15387, Deed records of Klamath County, Oregon.
7. 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. DeGraff, as beneficiary, dated March 30, 1994, recorded April 1, 1994, in Volume M94 page 9577, Mortgage records of Klamath County, Oregon, to secure the payment of \$54,000.00. (covers additional property)

which herein Grantor remains fully liable for.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 29th day  
of April A.D. 19 97 at 2:07 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 12981

Bernetha G. Letsch, County Clerk

FEE

\$35.00

by

Kettum Rose