



38764

K-50779
STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to NORMAN E. YATES and NANCY R. YATES, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 5 in Block 3 of Tract No. 1204, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Grantee,

Tax Account No. 2309-2A-7000 Key No. 699621

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 \$ 28,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of May 1997

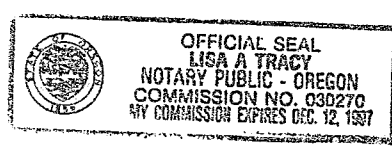
Harold Elliot
HAROLD ELLIOT

STATE OF OREGON
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 27 day of May 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 DECEMBER 12, 1997

Title Order No. _____
Escrow No. 9740219

After recording return to:
NORMAN E. YATES
677 W. MAIN #52
JOHN DAY, OR 97845
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address.
NORMAN E. YATES
677 W. MAIN #52
JOHN DAY, OR 97845
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. Reservations and restrictions as contained in the declaration as follows:
"Fee title to all private ways, streets, roads, private recreation 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."
 5. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
 6. Agreement RE Line Extensions, including the terms and provisions thereof, between Midstate Electric Cooperative, Inc., and Little River Ranch, dated April 16, 1981, recorded May 1, 1984, in Volume M84 page 7181, 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, an Oregon Corporation, as trustee for Martha C. Rohlfing, beneficiary, dated August 11, 1995, recorded August 16, 1995, in Volume M95 page 21767, Mortgage records of Klamath County, Oregon, to secure the payment of \$224,000.00. (Covers additional property).
- WHICH GRANTOR HEREIN REMAINS RESPONSIBLE FOR

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of June A.D. 19 97 at 1:48 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 17220
FEE \$35.00 By Bernetha G. Letsch, County Clerk
Kattum R. 1220