



## STATUTORY WARRANTY DEED

MARVIN E. SHADDON and RHONDA L. SHADDON, husband and wife

conveys and warrants to JOHN A. KIRKPATRICK and KATHRYN M. KIRKPATRICK, husband and wife Grantor, wife

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
 Lot 19 in Block 3 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. 2309-2A-5500 code 51

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

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 \$ 18,815.40 (Here comply with the requirements of ORS 93.030)Dated this 3 day of April 19 97

Marvin E. Shaddon  
 MARVIN E. SHADDON

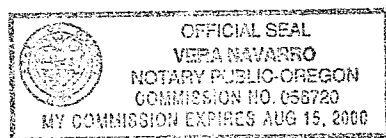
Rhonda L. Shaddon  
 RHONDA L. SHADDON

STATE OF OREGON  
 County of Lane } ss.

BE IT REMEMBERED, That on this 3 day of April 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARVIN E. SHADDON and RHONDA L. SHADDON

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY 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.



Vera Navarro  
 Notary Public for Oregon.  
 My Commission expires August 15, 00

Title Order No. \_\_\_\_\_  
 Escrow No. 9740097

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN A. KIRKPATRICK  
91609 HORSECREEK ROAD  
MC KENZIE BRIDGE, OR 97413  
 Name, Address, Zip

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

JOHN A. KIRKPATRICK  
91609 HORSECREEK ROAD  
MC KENZIE BRIDGE, OR 97413  
 Name, Address, Zip

## 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 on 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 M-81 on page 9488, Deed records of Klamath County, Oregon.
3. Reservations and restrictions and easements as contained on the plat of Little River Ranch.
4. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
5. Reservations and restrictions contained in Deed from Harold Elliot to Marvin E. Shaddon and Rhonda L. Shaddon, dated March 27, 1995, and recorded April 11, 1995, in M-95 on page 9017, records of Klamath County, Oregon.
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 18, 1982, in Volume M-82 on page 15387, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 9th day  
of June A.D., 19 97 at 2:44 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 17594.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross