



48231

97 NOV -6 P3:27

Vol. 177 Page 36803

STATUTORY WARRANTY DEED

HAROLD ELLIOT

conveys and warrants to KELLY KEEVER, Grantor,

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

Lot 19, Block 4, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

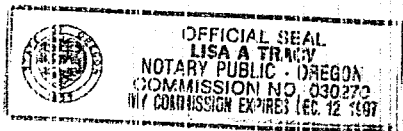
Tax Account No. 2309-00240-03600 Key No. R699444

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 THE 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 \$ 29,950.00 (Here comply with the requirements of ORS 93.030)Dated this 9 day of Sept 19 97Harold Elliot
HAROLD ELLIOTSTATE OF OREGON
County of Deschutes } ss.BE IT REMEMBERED, That on this 17 day of September 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within namedHarold Elliotknown 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
My Commission expires 12/12/97 Notary Public for Oregon.

Title Order No.

Escrow No. 9740413

After recording return to:

KELLY KEEVER9450 SW HUME COURTTUALATIN, OR 97062

Name, Address, Zip

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

KELLY KEEVER9450 SW HUME COURTTUALATIN, OR 97062

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
2. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Executed by : Kenneth D. Stevens
 Recorded : May 28, 1981 in Volume M81, page 9488, Deed records of Klamath County, Oregon
3. Restrictions shown on the recorded plat and contained in the dedication of Little River Ranch.
4. Regulations and Assessments of Little River Ranch HOMEOWNERS ASSOCIATION, as set forth in Declaration
 Recorded : May 28, 1981 in Volume M81, page 9488, Deed records of Klamath County, Oregon.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$123,000.00
 Dated : June 21, 1994
 Recorded : July 3, 1994 in Volume M94, page 21210, Mortgage records of Klamath County, Oregon
 Grantor : Harold Elliot
 Trustee : Bend Title Company
 Beneficiary : Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Kenneth D. Stevens Trust U/D/T August 20, 1993, and Kenneth D. Stevens and Patricia A. Stevens, Trustees of the Patricia A. Stevens Trust U/D/T August 20, 1993, each as to an undivided $\frac{1}{2}$ interest.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 6th day
 of November A.D., 19 97 at 3:27 o'clock P. M., and duly recorded in Vol. 197
 of Deeds on Page 36803

FEE \$35.00

By Bernetha G. Leisch, County Clerk
Kathleen Rose