



49464

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'97 DEC -2 P3:17

K-51652

**STATUTORY WARRANTY DEED**

HAROLD ELLIOT

conveys and warrants to ANDREW D. KIRKPATRICK and DARLENE D. KIRKPATRICK, husband and wife, Grantor,  
Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 22, Block 3, Plat No. 1204, Little River Ranch according to the official plat thereof of file in the office of the County Clerk of Klamath County, Oregon.

Account No. 2309-2B-1800 Key No. 699836.

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 \$ 28,350.00 (Here comply with the requirements of ORS 93.030)

Dated this 28 day of Nov 1997

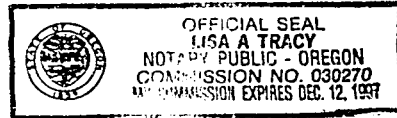
Harold Elliot  
HAROLD ELLIOT

STATE OF OREGON }  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 28 day of November, 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. 9740526

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ANDREW D. KIRKPATRICK  
P O BOX 523  
LAPINE, OR 97739  
Name, Address, Zip  
Until a change is requested all tax statement shall be sent to the following address.  
ANDREW D. KIRKPATRICK  
P O BOX 523  
LAPINE, OR 97739  
Name, Address, Zip

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## EXHIBIT "A"

1. Taxes for the fiscal year 1997-98 a lien not yet payable.
3. Easement, including the terms and provisions thereof,  
 Dated : May 29, 1963  
 Recorded : July 31, 1963, in Volume 347 page 76, Deed records of Klamath County, Oregon  
 From : Harold D. Barclay and Dorothy Barclay, husband and wife  
 To : Fred L. Mahn.
4. 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.
5. Reservations and restrictions as contained in the declaration as follows: "fee title to all private way, streets, roads, private recreation areas, semi-public recreational or service areas and common areas shall be conveyed to Klamath County Lot 10 Block 5 for public facilities purposes."
6. Right of way Easement, including the terms and provisions thereof,  
 Dated : May 2, 1981,  
 Recorded : August 23, 1982, in Volume M82 page 10889, Deed records of Klamath County, Oregon  
 From : Little River Ranch  
 To : Midstate Electric Cooperative, Inc., a cooperative corporation.
7. Any unpaid charges or assessments of Little River Ranch Property Homeowners Association.
8. Reservations and restrictions contained in Warranty Deed from Kenneth D. Stevens and Patricia A. Stevens to Harold Elliot, dated June 29, 1994, recorded July 8, 1994, in Volume M94 page 21208, Deed records of Klamath County, Oregon.
9. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of \$123,000.00  
 Dated : June 21, 1994  
 Recorded : July 8, 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. (Covers additional property)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 2nd day  
 of December A.D., 19 97 at 3:17 o'clock P. M., and duly recorded in Vol. M97  
 of Deeds on Page 39337.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross